



## Beech House

*School Road, Holme Hale IP25 7DW*

Freehold Guide Price £665,000



# Beech House

## School Road

### Holme Hale

#### IP25 7DW

A newly built part rendered chalet bungalow in a private setting with an eastern aspect in this village setting, 5 miles from Swaffham.

#### Approximate distances:

Swaffham	5 miles
Dereham	9 miles
Thetford	19 miles
Downham Market	20 miles
Norwich	26 miles

#### Summary of Accommodation

2/3 Reception Rooms, Kitchen/Dining Area, Utility Room, 3/4 bedrooms/study, 4 bath/shower rooms, Garden. Off Street Parking.

#### Directions

Leave Norwich on the A11 (Newmarket Road) for approximately 21 miles, passing through Wymondham, and Attleborough to Snetterton.

Take the exit onto the B1077 toward Stow Bedon/Watton. At the roundabout, take the first exit onto Norwich Road/B1077. Continue on the B1077 for approximately 3 miles, passing through Stow Bedon and into Holme Hale. Beech House will be found in School Lane, in front of the Church, near The Old Rectory.

#### Location

Holme Hale is a charming village nestled in the heart of Norfolk, about 5 miles from the Georgian Market town of Swaffham, where there are shops, services, restaurants, dentists and a medical centre. It's a town that grew in importance during the Middle Ages, and in the 14<sup>th</sup> and 15<sup>th</sup> Centuries it was home to a flourishing sheep and wool industry.

Downham Market is about 30 minutes' drive to the west, where regular rail services to London King's Cross take about 97 minutes. Sandringham and access to the beaches on the North Norfolk Coast is about 25 miles distance.

There are a wide selection of schools in the area including primary schools in Necton, Ashill, Dereham with highly regarded schools in Wymondham and Thetford.

Sports facilities include golf courses at Swaffham, Dereham and Thetford, with swimming pools in Dereham, Kings Lynn and the Breckland Leisure Centre & Waterworld near to the destination resort of Center Parcs.

Other historic buildings to visit locally include Oxburgh Hall, Houghton Hall, Sandringham, Castle Acre Priory and for the cyclists and walkers, Peddars Way, runs through Thetford Forest and the brecks to Hunstanton.

#### Description

Beech House is a newly constructed chalet bungalow, approached through entrance gates mounted on brick plinths, and leading to a peashingle graveled parking area. The plot extends to about 560 m<sup>2</sup> or 0.13 acres.

Constructed of rendered brick under a tiled roof, the design allows for a flexible layout, allowing for reception rooms on the ground floor or alternatively one reception and two bedrooms with bathroom

facilities. The accommodation is bright with east and western aspects; the reception room has double folding full length glazed doors leading onto a west facing patio, catching the afternoon sun.

On the first floor, there are two further principal bedrooms with en-suite facilities.

The kitchen design is of a high specification with fitted wall and base units, Corian or similar work surfaces and appliances installed to a buyer's requirements.

#### Services

The property is on mains water, electricity and drainage. Water and heating will be via an Air Source Heat pump, with underfloor heating on the ground floor and traditional radiators on the upper floor.

**Tenure** Freehold

#### Agent's notes:

- 1) On completion there will be a 6 year Architect's Certificate from David Bullen.
- 2) The purchaser, depending on stage of new build, will have the option to choose final internal layout, kitchen appliances and colour schemes.
- 3) A cart lodge/garage could be erected at cost, if required.

#### Viewing

By appointment with the Vendor's Agent only

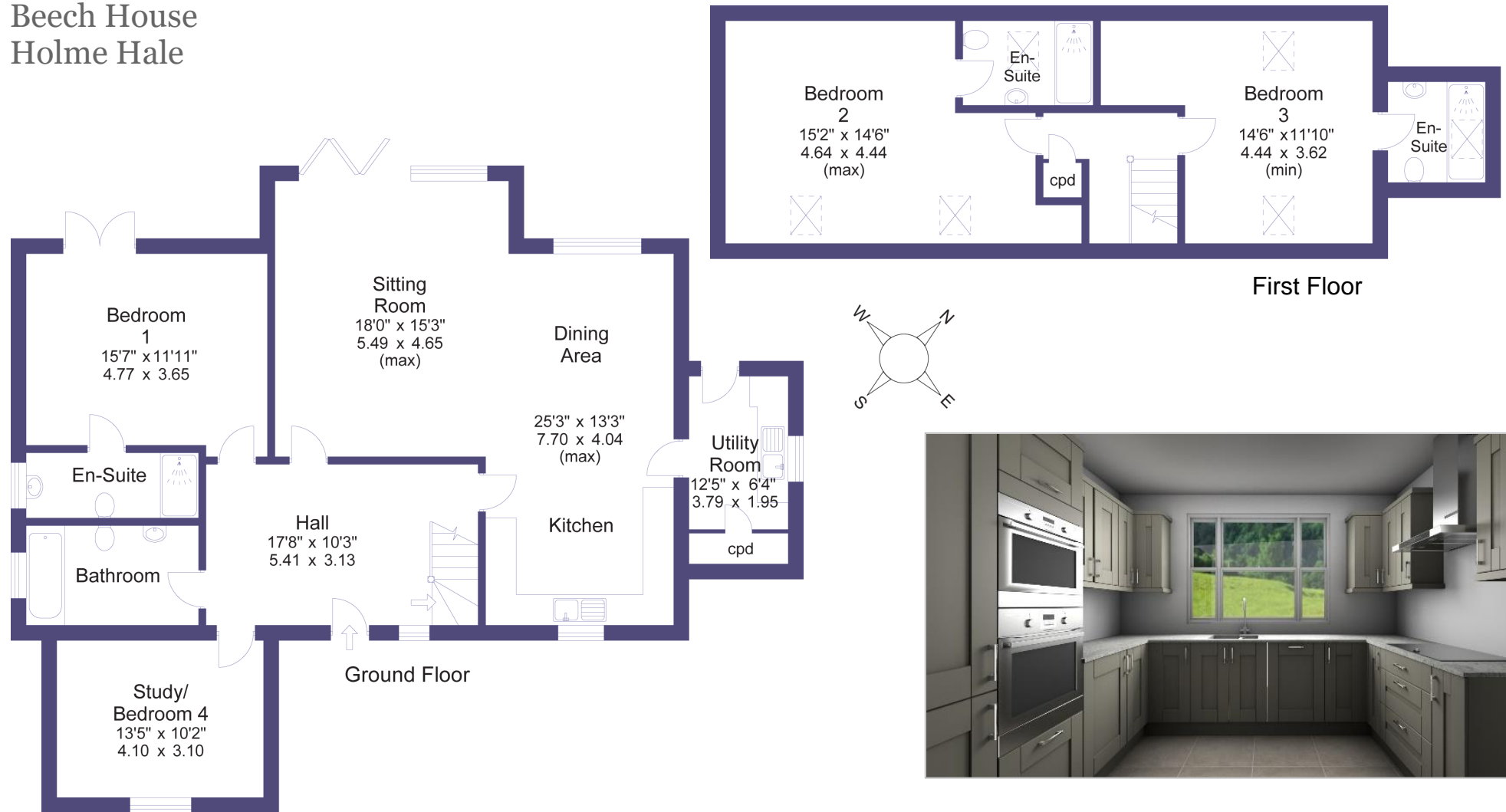
## Humberts

13 Upper King Street  
Norwich NR3 1RB

T: 01603 661199

E: [norwich@humberts.com](mailto:norwich@humberts.com)

# Beech House Holme Hale



Approx Gross Floor Area = 1928 Sq. Feet  
= 179.11 Sq. Metres

For illustrative purposes only. Not to scale.



## Contact Humberts:

T: 01603 661199

E: [norwich@humberts.com](mailto:norwich@humberts.com)

