



Sandalls Marsh
Tasburgh Road | Saxlingham Thorpe | Norfolk | NR15 1LN

FINE & COUNTRY

WOODED WONDERLAND



“A wonderful family home in a superb setting, surrounded by open countryside and woodland, with a garden that’s a real suntrap and an indoor pool with bifold doors onto the decking. There’s plenty of wildlife to keep you company here and whilst it feels refreshingly rural, you don’t need to go far for shops, schools and more. Well maintained over the years, there’s no work to do, so you can move in and enjoy the lifestyle right from the start.”



KEY FEATURES

- A Wonderful Family Home in a Superb Setting close to Mature Woodland and the River Tas
- Five Bedrooms; Four Bath/Shower Rooms plus a Wet Room
- The Principal Bedroom benefits from an En-Suite and a Dressing Room
- Stunning Kitchen and Open Plan Dining Area with Separate Utility Room
- Three Further Reception Rooms and a Study
- Large Pool House with Heated Swimming Pool, Sauna, Jacuzzi, Plant Room, Wet Room and WC
- Bi-Fold Doors from the Pool House lead to a Large Decked Area
- Studio/Home Office/Games Room with Kitchenette located to the end of the Pool House
- The Gardens and Grounds extend to 1.25 acres (stms)
- Large Driveway providing Plenty of Parking
- The Accommodation incl the Pool House extends to 4,676sq.ft
- Energy Rating: C

This property perfectly combines a relaxed country life with easy access to amenities; away from it all in gardens nestled close to mature woodland and the River Tas. The owners came here many years ago wanting to give their children an idyllic, healthy childhood with plenty of scope for freedom and adventures. It's been an absolute joy for all the family – and in recent years many others have enjoyed it as a holiday home. Now this friendly and welcoming home could soon be yours!

A Welcome For All!

It was the environment and the location that first drew the owners here, with visions of their children climbing trees, building dens, camping out and more – something many little ones don't get to enjoy these days. "We've certainly had a lot of fun here over the years. The children have grown up and flown the nest but they remember celebrating many birthdays, pool parties, barbecues and Christmas celebrations. It's the kind of house that easily accommodates a crowd and a very happy home!" Over the past eight years the owners have rented it out as a holiday let and this too has been very successful, with many guests returning time after time to enjoy the peace and tranquility. The owners have finished the property to a high specification, with Farrow & Ball paint throughout, Cole & Son wallpaper, Ted Todd fumed limed oak flooring and more. There's a double-fronted log burner between the snug and sitting room, as well as underfloor heating throughout the kitchen and dining room.





KEY FEATURES

For Every Occasion

The owners have made a number of improvements during their time here. The dining room was originally more of a conservatory, so they opened this up and remodelled it along with the kitchen and utility to create a superb family-friendly space. This is real heart of the home stuff – the place where people hang out over coffee or friends come for drinks, teens raid the fridge and put off doing their homework, little ones play, running in and out of the garden... you get the picture. This part of the house also has double doors to the snug where you can curl up in front of the fire, so it's ideal for entertaining and can comfortably cope with a crowd. The main sitting room looks out over the garden, while the additional family room and ground floor bedroom suite would be ideal for teens or an adult child living at home. Upstairs, you have four further bedrooms, all a good size, two with en-suites and all looking out down the garden to the woodland beyond. There's even a dressing room for the principal bedroom. The owners were the ones that built the pool house, working with an architect to link it seamlessly with the main house and making the most of both the space and the setting. It's been so well designed. Something you don't appreciate until you've spent time there, is a home office at the far end of the pool room. It has its own access and kitchenette, so it's ideal for receiving clients without having them come through the house. It's also been designed with an overhanging roof so you can still see your monitor, however bright the day.

The Perfect Position

It comes as no surprise to hear that the pool room proved a hit with every member of the family and has been a big draw for visitors too. Bifold doors open the entire length of the room to the south, so it's wonderfully bright and sunny in here, with plenty of fresh air. Outside, the deck sits level with the pool room floor, so you can wheel the loungers in and out to make the most of the weather and to dry off in the sun after a dip. This part of the garden is a real suntrap, sheltered by the mature trees further down. The landscaped gardens are attractive and spacious and you're completely private out here. To the front of the house you have an extensive driveway with plenty of parking, and there are open fields opposite the house which enhances the sense of space. You could be in the middle of nowhere, but you're only a few miles from Norwich along the A140, with easy access to the A47 and A11 too, so it's a great location for families of all ages.

































INFORMATION



On The Doorstep

Saxlingham Thorpe is a village found to the south of Norwich. With easy access to the A140 Ipswich Road the property is only a short distance north of the larger village of Long Stratton with its range of high street stores, garage, supermarket and range of schooling. Wymondham is also close and has some outstanding buildings including the striking Abbey, a good range of shops, public houses, cafes and attractive places to take a walk. It also offers some good schools and is home to the renowned Wymondham College. Wymondham is supported by its own railway station with links to both Norwich and Cambridge

How Far Is It To?

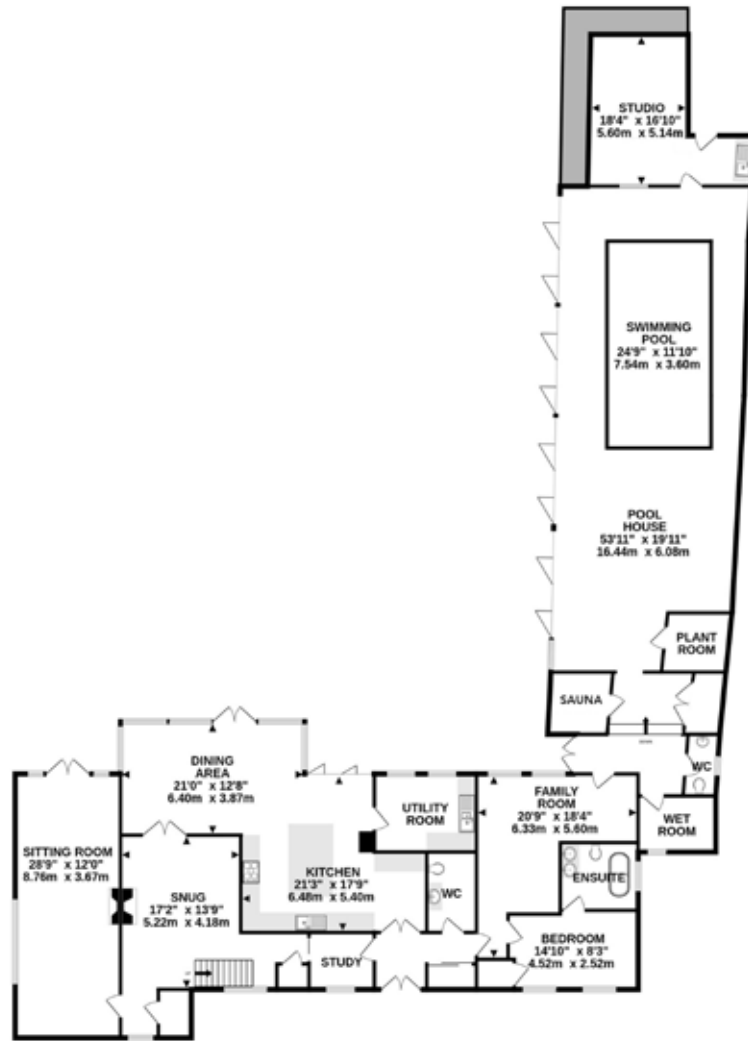
Norwich is located approximately 8.5 miles north with its wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. The De Vere Dunston Hall Hotel is within easy access off the A140 offering over 150 acres of parkland, a spa, sauna and a fitness suite, while golfers will enjoy the golf course. The attractive market town of Diss is approximately 15 miles south-west of Saxlingham Thorpe with its large variety of shops, auction house and museum. It too boasts a main line rail link to London Liverpool Street.

Directions

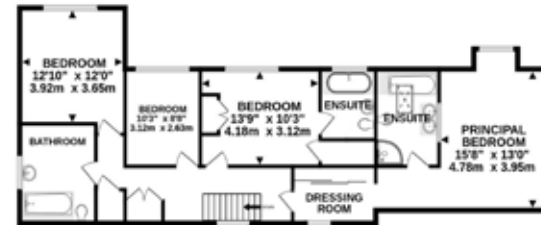
Leave Norwich on the A140 Ipswich Road. Immediately after passing through the village of Newton Flotman, take a right hand turn onto Tasburgh Road. Continue along this road for a further 0.3 of a mile, whereby the property can be found on your right hand side.

Services, District Council and Tenure

Oil Central Heating, Private Water via Bore Hole, Drainage via Septic Tank
Mobile Phone Signal - varies depending on network provider, please see www.checker.ofcom.org.uk
Broadband Current Provider - BT - please see www.checker.ofcom.org.uk
South Norfolk District Council - Tax Band G
Freehold



GROUND FLOOR
3572 sq.ft. (331.8 sq.m.) approx.



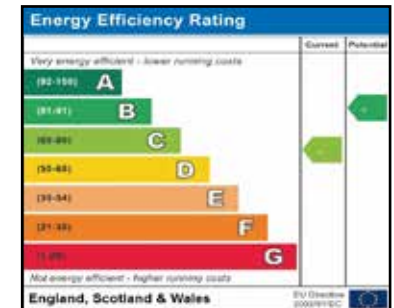
1ST FLOOR
1104 sq.ft. (102.6 sq.m.) approx.

TOTAL FLOOR AREA: 4676 sq.ft. (434.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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NB: THERE IS A SECURE DRY CELLAR LOCATED BENEATH THE SITTING ROOM (WHICH IS NOT INCLUDED IN THE SQUARE FOOTAGE)

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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