



28 The Street  
Honingham | Norfolk | NR9 5BL

# CHARACTER & TIMELESS ELEGANCE



Step into this exceptional residence where charm meets refined living across three beautifully presented floors.

This exquisite home, dating from 1775 has been added to over the years and been thoughtfully designed to offer both warmth and elegance, with every detail reflecting a perfect blend of period character and modern convenience.

Set in pretty gardens close to amenities and commuter links.







# KEY FEATURES

- A Delightful Period Cottage in the Sought After Village of Honingham
- Four Bedrooms and Family Bath/Shower Room
- Versatile Second Floor Room used as a Studio/Home Office
- Kitchen/Breakfast Room with Separate Utility Room & Ground Floor WC
- Two Reception Rooms plus a Conservatory
- Well-Landscaped Garden with Terrace Area
- Double Garage and Driveway providing Plenty of Parking
- The Accommodation extends to 1,979sq.ft
- Energy Rating: E

The current owners were attracted to this property having already lived in the village a few years – wanting space for their young family to grow, but not be on top of each other, gardens to enjoy and connectivity for schooling and commuting. The house has never disappointed and from the characterful sitting room with high beamed ceiling, and outline of the original bread oven, to the kitchen with a pop of colour and individuality this has been a home full of the company of family and friends.

## Step Inside

Once over the threshold here you immediately experience inviting living spaces with the sitting room to the left, a true haven of comfort, where rich textures, exposed timbers, and a striking fireplace create an inviting ambiance—ideal for quiet evenings by the fire or relaxed family gatherings. Character and cosiness radiate from every corner, making this a perfect retreat throughout the seasons. Across the hallway the formal dining room provides an elegant setting for entertaining, whether hosting intimate dinner parties, sophisticated suppers or festive celebrations, this versatile space sets the stage for memorable occasions. At the centre of the home lies the bespoke kitchen, full of personality and anchored by a generous island, perfect for culinary creations, casual breakfasts, or simply catching up over coffee. Having a chef in the family means the kitchen is always full of people chatting to him over wine whilst gleaning culinary tips. Designed with both function and flow in mind, this kitchen invites conversation and connection at every turn. Flowing seamlessly from the kitchen, the light-filled conservatory offers panoramic views of the charming, characterful garden. This versatile space is ideal for weekend brunches or peaceful moments surrounded by greenery. Original pamment tiles and a feature fireplace add texture and warmth, continuing the home's timeless aesthetic. Off the kitchen a dedicated utility room and separate cloakroom add a layer of practicality to the home, making day-to-day living effortlessly smooth—whether you're welcoming guests, decamping after a country stomp to the local café or pub, or simply enjoying your own sanctuary.









# KEY FEATURES

## A Truly Special Home

Combining authentic charm, versatile living spaces, and a welcoming atmosphere, this is a home that inspires from the moment you step through the door. Ideal for family life, entertaining, or quiet reflection, it offers a rare opportunity to enjoy traditional character without compromise. The current owners smile as they enter the drive – this home has a special personality of hearty cheer and cosy comfort about it and is equally relaxing whether just the two of you at home, or entertaining a crowd with room for everyone to scatter into the lounge, the conservatory or the kitchen after a meal together. The conservatory is a favourite space for early morning cuppas, stays warm throughout the day and has hosted 20 people for seasonal celebrations with plenty of space in the garden for games afterwards.

## Explore Upstairs

Stairs lead to thoughtful and versatile accommodation over two further floors. Four generously sized bedrooms each offer their own distinctive appeal—light-filled and airy, with two of them dual aspect, and perfectly proportioned to accommodate growing families, visiting guests, or inspiring home offices. These rooms share a stylish family bathroom, complete with both bath and walk-in shower. A spacious fifth room crowns the second floor, offering versatility as a principal suite, a guest area, teens independent lounge, home office or creative studio space. With eaves space that could be converted to an ensuite shower room, whilst the fire door at the bottom of stairs makes this an easy space to withdraw to.

## Step Outside

This home offers a variety of ‘garden rooms’ to enjoy country life within. At the front of the property a traditional cottage garden bordered by neat boundary hedging, a lush lawn, and a variety of fragrant and colourful plants, offers a feast for the senses. Parking is located to the side of the property, with space for 6 cars, plenty of room for family and friends, and access to the garage. The wonderful landscaped and private rear garden is not overlooked, offering a delightful space to sit back and relax or just potter about. The raised terrace is an ideal spot for alfresco entertaining, admiring the garden, or watching the children play and has mature leafy planting to view. A favourite spot to escape to and sun worship is the tastefully paved area to the side of the lawn, offering restful views of the garden – a place to unwind with a G & T perhaps, listening to the world go by yet still secluded.

























































# INFORMATION

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## On The Doorstep

Honingham is a rural village just 8 miles west of Norwich boasting a warm welcoming community where you can get involved as much or as little as you like. With a village hall running regular classes as well as events, a wonderful church, the award winning, well regarded The Honingham Buck pub and restaurant, as well as the award winning The Goat Shed Farm Shop and Kitchen, offering a play area, goats to coax, a fantastic farm shop, butchery, bakery and café there is something for everyone. Country walks are on the doorstep plus the village has a regular bus service to Norwich and the University hospital too. Both state and private schooling are close by at Barnham Broom and Costessey, Dereham and Langley.

## How Far Is It To?

Just 3 miles away is the Longwater Retail Park with Sainsbury and M & S stores along with a variety of retail and restaurant options plus a health club. Norwich City itself boasts two cathedrals, a magnificent Norman Castle, now a museum, two shopping malls, independent shops, restaurants, and eateries, three theatres and lots of green space. The Norfolk & Norwich University Hospital is just 2 miles out of the city. Further private and state schools are offered in the city along with higher education Norwich City College, The University of East Anglia, and Norwich University of Art college. For commuters, the train station connects to London Liverpool Street in just 80 minutes, and Norwich International airport is on hand for business or leisure travel.

## Directions

Leave Norwich heading west on the A47 towards Swaffham. At the Honingham roundabout take the 1st exit onto Norwich Road. Take a slight right to stay on Norwich Road and continue onto The Street, whereby the property will be found on the right hand side clearly signposted with a Fine & Country For Sale Board.

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage

FTTP Broadband Available

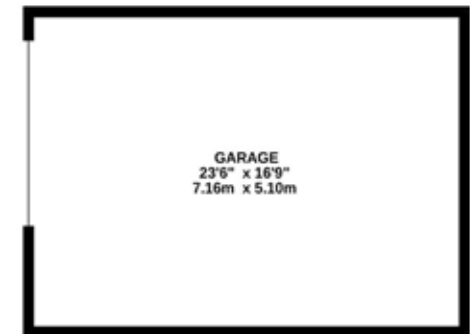
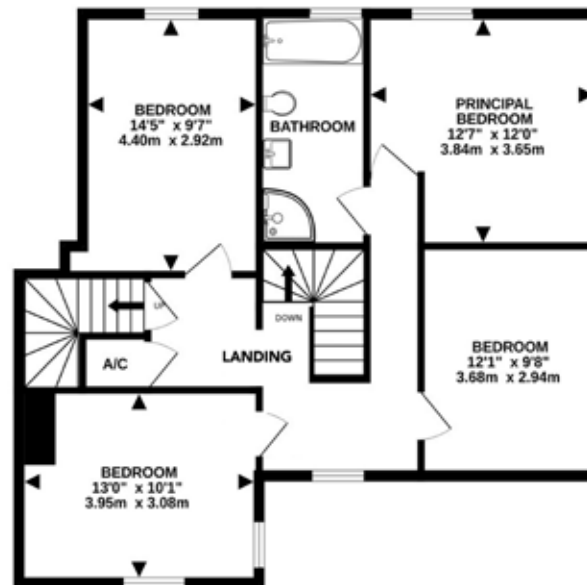
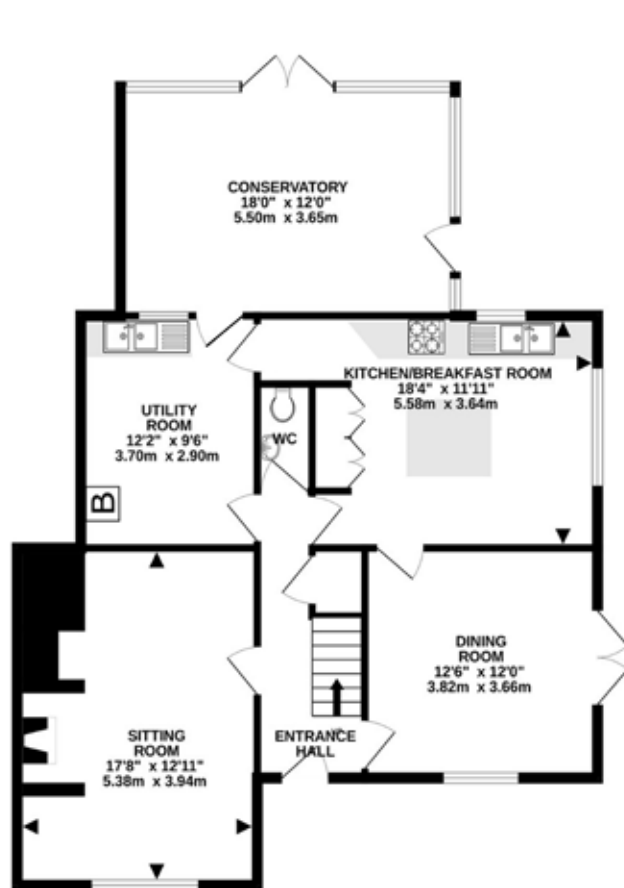
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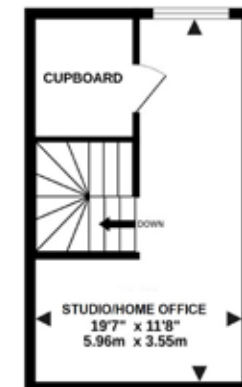
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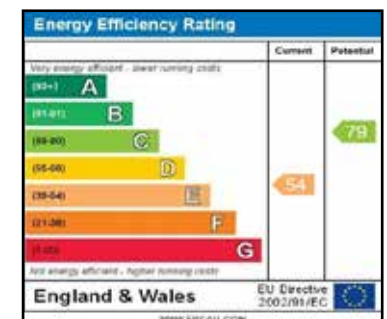


GARAGE  
393 sq.ft. (36.3 sq.m.) approx.



FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 1979 sq.ft. (183.9 sq.m.) approx.  
TOTAL FLOOR AREA : 2372 sq.ft. (220.4 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](http://www.norfolkpropertyphotos.co.uk)  
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# FINE & COUNTRY

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Fine & Country Norwich  
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ  
01603 221888 | [norwich@fineandcountry.com](mailto:norwich@fineandcountry.com)