



Copas De Arboles
Scotch Road | Taverham | Norfolk | NR8 6LB

ELEVATED LIVING



Tucked away at the end of one of Taverham's most exclusive private roads, we present a lifestyle sanctuary, designed and built by the current owner just 6 years ago. Architecturally bold and spiritually calming, this unique property offers an elevated way of living, both literally and emotionally. On a practical level it offers space for all, with four bedrooms, four bathrooms, generous entertaining space, and immaculate gardens. All within a village setting with amenities close by and within easy reach of rail, air, and road links.



KEY FEATURES

- A Striking Architect Designed Property, positioned on a Sought After Private Road in Taverham
- Four Bedrooms, Three En-Suite Shower Rooms and a Bathroom
- Principal Bedroom with En-Suite, Dressing Room & Built in Wardrobes
- Open Plan Kitchen/Sitting/Dining Room with Access to Balcony
- Separate Utility Room and Ground Floor WC
- Integral Garage with Storage Above plus a Car Port
- Approached via Large Electric Gates with Beautifully Landscaped Gardens that Fuse perfectly with the House
- Outbuilding providing Garden Store/Studio and a Greenhouse
- The Accommodation extends to 2,825sq.ft
- Energy Rating: B

This is an idyllic house in every sense, and all your senses are treated here, with eyes resting on greenery, the smell of Autumn leaves and the change of the seasons in a tranquil Sylvan setting. The location, as well as the flow of the property, is unique with somewhere for everyone to enjoy their own space, both inside and out, awake or asleep, and yet the social family spaces are made for family gatherings, entertaining friends and taking pleasure in the company of loved ones.

Step Inside

Step through the door and what immediately strikes you is the sense of space and a carefully crafted interior, unique and individual, blending modern luxury within nature. An open steel and glass staircase immediately to the right, runs through the floors, with a magnificent floor to ceiling window the full height of the building swathing the stairs in light. The home was designed with opportunity for future installation of a lift if required, taking a section of the generous car port. The car port has potential for storing sports equipment or converting to a gym or yoga room perhaps. The ground floor is a working area, with integral garaging and a utility room plus cloakroom, making life easier when unloading shopping or a car full of children. Stairs rising to the first floor provide an absolute revelation of open-plan living space. The relaxing zone can be immediately expanded by opening the glass doors and revealing an enclosed glass balcony, fabulous for family gatherings. The current owners enjoy sitting outside here whilst still watching the TV! There is room for a large dining suite for family roasts or sophisticated suppers alike, and the fabulous kitchen area, whilst sleek and contemporary, offers clever shelving space for the comfort of a well leafed cookbook making this feel like home. The wonderful blend of sleek Corian worktops, and modernism of the appliances – a bank of four ovens, an induction hob in the central island and space for a huge American fridge freezer, sit well within the atmosphere. Catering for a crowd is always a pleasure here and the house is continually full of chatter and friendship.

Designed For Flow, Crafted For Living

From its elevated open-plan living spaces to its lush, tree-lined gardens, the sense of being immersed in nature is ever-present.





KEY FEATURES

Whether enjoying a morning coffee on the terrace suspended among the branches or winding down to birdsong at dusk, life here moves to a different rhythm — calmer, quieter, and altogether more connected. Inside, the home reveals a masterful fusion of light, space, and texture. The striking steel-and-glass staircase, soaring windows, and open living areas all invite you to pause and breathe. Everything flows — from the living and dining zones to the state-of-the-art kitchen, where bi-folding doors draw you seamlessly out onto the treetop terrace. It's not just open plan living; it's open-hearted living with practicality and futureproofing not forgotten, underfloor heating throughout, easy care hard floors and a mechanical ventilation and heat recovery system.

And So, To Bed

Spread across three floors, the sleeping space has been thoughtfully curated for both privacy and connection, providing space to retreat and recharge, whatever your age. The principal suite, found by stairs from the entrance hall to the lower ground floor, is a retreat in itself, with south facing, private terrace access, a calm space to take a morning cuppa with the birds before the rest of the world is awake, escape with a good book or revel in the play of children. It is a temperate room whatever the season and added to this, a dressing room and luxurious en-suite, makes an ideal space for visiting grandparents, set away from the main family accommodation and of course so accessible. Stairs from the mezzanine landing lead to the upper first floor and two light airy bedrooms with their own chic ensuite shower rooms and a further bedroom served by a stylish family bathroom, with plenty of elbow room for bathing little ones. Everyone is afforded peace, privacy and independence and the house hosts many sleepovers, seasonal get togethers and special occasions.

Step Outside

A statement in itself, the property is accessed via large electric gates, with a sweeping driveway leading to ample parking, a covered car port, and integral garage. From the moment you arrive, you sense the privacy, security, and prestige this home offers. This frontage offers ample space for bicycles, kayaks, paddle boards or even your car. Outside is a living landscape, designed to inspire as much as the interior, and you are spoilt for choice whether on the ground or on a roof terrace, greenery and tree canopy is all around, very special indeed. This home offers a variety of areas to enjoy the gardens together when entertaining, or to find a quiet spot for contemplation. A generous covered rear terrace is ideal for welcoming friends or unwinding and just perfect for unpredictable English summers but equally offers a spot to snuggle with a blanket in cooler months and enjoy a hot chocolate in the crisp air. Meticulously landscaped gardens invite exploration and reflection, featuring a meandering pathway through tree dappled light, and brings you to a garden store, with potential for conversion to a contemporary studio, within nature's backdrop, perhaps for hybrid working, art, or yoga, while the greenhouse adds a touch of sustainability – in the past the owners have enjoyed growing salads and vegetables here.





























INFORMATION



On The Doorstep

Taverham has an excellent selection of amenities including Lidl and Tesco supermarkets, a veterinary hospital, doctor's surgery, various playgroups, and nurseries in addition to two highly regarded Schools. The Wensum Valley Golf and Country club plus Taverham Nursery & Country Shopping Centre offer plenty for the active person and there are beautiful walks to hand on Marriotts Way, ideal for dog walking, cycling or a hike further afield.

How Far Is It To?

Taverham offers a regular bus service to Norwich city centre and commuter access to the A47 road, plus A11 arterial links, along with a mainline rail link from Norwich to London Liverpool St. The cathedral city of Norwich offers history, culture, sport, retail, and nightlife and is the most complete medieval city in Britain, boasting two cathedrals, the magnificent Norman castle, now a museum, and beautiful Elm Hill with cobbled street and stunning architecture. Voted in the top 10 happiest places to live in Britain, Norwich is located approximately 40 minutes from the North Norfolk coast with traditional fishing villages and towns including Cromer, Sheringham and Holt with their trademark flint houses, unspoilt countryside, and of course the wild never changing beaches.

Directions

Leave Norwich on the Fakenham Road, upon reaching Drayton take a left hand turn down Sandy Lane, take a right hand turn onto Scotch Hill Road.

Services, District Council and Tenure

Air Source Heat Pump, Mains Electricity, Water & Drainage
Broadband Available – please check www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Broadland District Council – Council Tax Band G
Freehold

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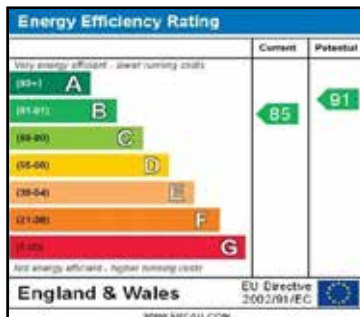
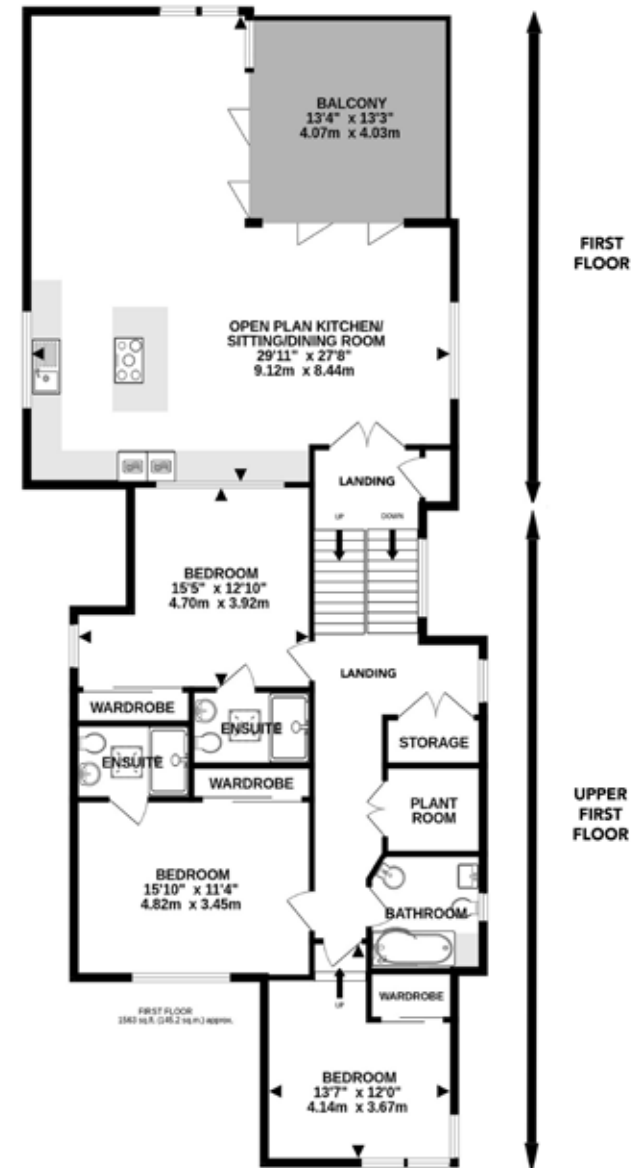
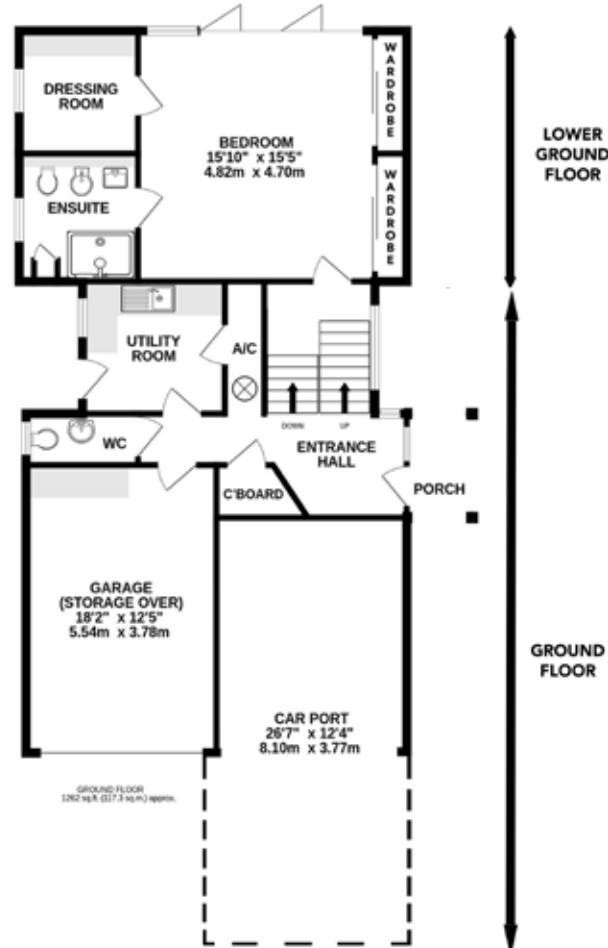
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FLOOR AREA - HOUSE (EXCLUDING OUTBUILDING) : 2825 sq.ft. (262.4 sq.m.) approx.
TOTAL FLOOR AREA : 2911 sq.ft. (270.4 sq.m.) approx.

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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OUTBUILDING
86 sq.ft. (8.0 sq.m.) approx.



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