



S



INTRODUCING

# Fastolf House

*The Lodge, Drayton*

**SOWERBYS**

Land & New Homes Specialists

S

INTRODUCING

# Fastolf House

The Lodge, Drayton High Road, Drayton, Norwich,  
NR8 6AN

•  
Beautiful Wing Conversion  
Within the Manor House

Superb Proportions and High Ceilings

Substantial Original Windows

South Facing Sitting Room

Impressive Principal Bedroom Suite

Outstanding Kitchen/Dining Room

Walled Garden with Gate to Communal Grounds

Allocated Private Parking

Set in 10 Acres of Superb Wooded  
Grounds with Woodland Walks and  
Scheduled Ancient Monument

•  
**SOWERBYS NORWICH OFFICE**  
01603 761441  
norwich@sowerbys.com



"A unique wing house conversion  
within the imposing original manor."

Central to the stunning development at The Lodge is the original imposing 1914 manor, converted into 3 luxury houses and 5 apartments.

Fastolf House is a unique wing house blending the elegance and grandeur of the manor's impressive proportions with the comfort of a new home.

The signature style of Hidden Talents Homes is all about indulgent luxury and Fastolf House epitomises this.

At the heart of the house is the superb kitchen/dining room with shaker style kitchen, antique mirrored splash back and quartz worksurfaces. The superb original bay window frames the space and provides a wonderful recess for dining.

The space within Fastolf House works perfectly to entertain family and friends, but also feels cosy when relaxing alone. There is a large utility room with additional under stairs cupboard and a separate cloakroom.



The inner hall has a door to the front but also leads to the elegant sitting room, with a substantial original south-facing window overlooking the garden and woodland beyond. With the bespoke media unit this room perfectly fuses grandeur with modern living.

The first floor has been cleverly designed to give the utmost versatility. The principal suite feels indulgent and has beautiful views over the woodland. There are fitted wardrobes which Hidden Talents Homes include as standard. There is also a luxury en-suite with substantial shower. There are two further double bedrooms and panelling has been installed to one of the rooms to pay homage to the traditional character of the building.



“...elegant sitting room, with a substantial original south-facing window overlooking the garden and woodland beyond.”

One of the special features of The Lodge is the attention to detail paid to the private outside spaces. With a large paved terrace for entertaining and new brick walls with estate railings and a gate to the 10 acres of woodland grounds.

Fastolf House is perfectly placed for those who enjoy outside space on a manageable scale. There is allocated parking by the front door.





FASTOLF HOUSE

# Specification

- Manor House Wing Conversion
- Entrance lobby with storage
- Stunning kitchen / dining room with large original bay window
- Traditional shaker-style kitchen with quartz worktop and integrated Siemens appliances with side by side oven
- Large utility with under the stair's storage
- Oak internal doors including glazed on the ground-floor, antique style brass ironmongery
- Impressive sitting room with media station, integrated electric fire and large original stone-framed window
- Substantial principal bedroom with en-suite shower room and fitted wardrobes
- Dual bathing bath, separate shower cubicle and double sinks in the main bathroom
- South-facing walled garden with gate to communal woodland grounds
- Allocated parking spaces
- 10 year structural warranty
- 999 Year leasehold

## Ground Floor



## First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2022 | [www.houseviz.com](http://www.houseviz.com)



ALL THE REASONS

# The Lodge

IN DRAYTON  
IS THE PLACE TO CALL HOME



The village of Drayton and the popular residential location of Thorpe Marriott is situated North of the

Cathedral City of Norwich. Thorpe Marriott, Taverham and Drayton offer a good selection of local amenities including schooling for all ages, village shop, butchers, bakery, mini supermarket, doctor's surgery and vet.

Norwich offers access to all the major rail links and Norwich International Airport and is located approximately 40 minutes from the delightful North Norfolk coast.

In Norwich you will find a modern cultural feel with beautiful heritage, dynamic nightlife, sophisticated shopping and mouth-watering restaurants.

The village is also on a direct bus route in and out of the City centre and close to all major transport links.



## SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

C. Ref:- 1300-9676-1332-4401-0973

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Leasehold with 999 years remaining.

## LOCATION

What3words: ///forgiving.kind.topics

# SOWERBYS

Land & New Homes Specialists



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL