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THE STORY OF

# Foxwood

*Tivetshall St. Mary, Norfolk*

SOWERBYS

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# Foxwood

Ram Lane, Tivetshall St. Mary,  
NR15 2DA

Equestrian Home

Three Reception Rooms

Well-Fitted Kitchen/Breakfast Room

Three Bedrooms and Two Bathrooms

Stable Yard

Six Stables and a Tack Room

Garaging and Field Shelter

Manège and Paddocks

Approximately Four Acres (STMS)

No Onward Chain

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“A spacious, equestrian home tucked away in the Norfolk countryside.”

Tucked away behind substantial entrance gates, Foxwood seamlessly blends with its natural surroundings. This well-appointed home offers an idyllic haven for those seeking to embrace the great outdoors.

The accommodation itself is spacious and versatile. During the winter months, relax by the roaring wood-burning stove in the sitting room, and in the summer, the double doors beckon you to the terrace, providing the perfect setting to bask in the sunlight.

The kitchen is well-fitted, with an array

of units and plenty of room for the all important kitchen table for casual family meals.

If it's more formal entertaining that you enjoy, Foxwood offers a lovely dining room which presents captivating views of the garden. Additionally, a versatile reception room awaits, serving as an ideal family room, playroom, or even a ground floor bedroom.

Completing the ground floor are a utility room and a cloakroom, ensuring convenience.

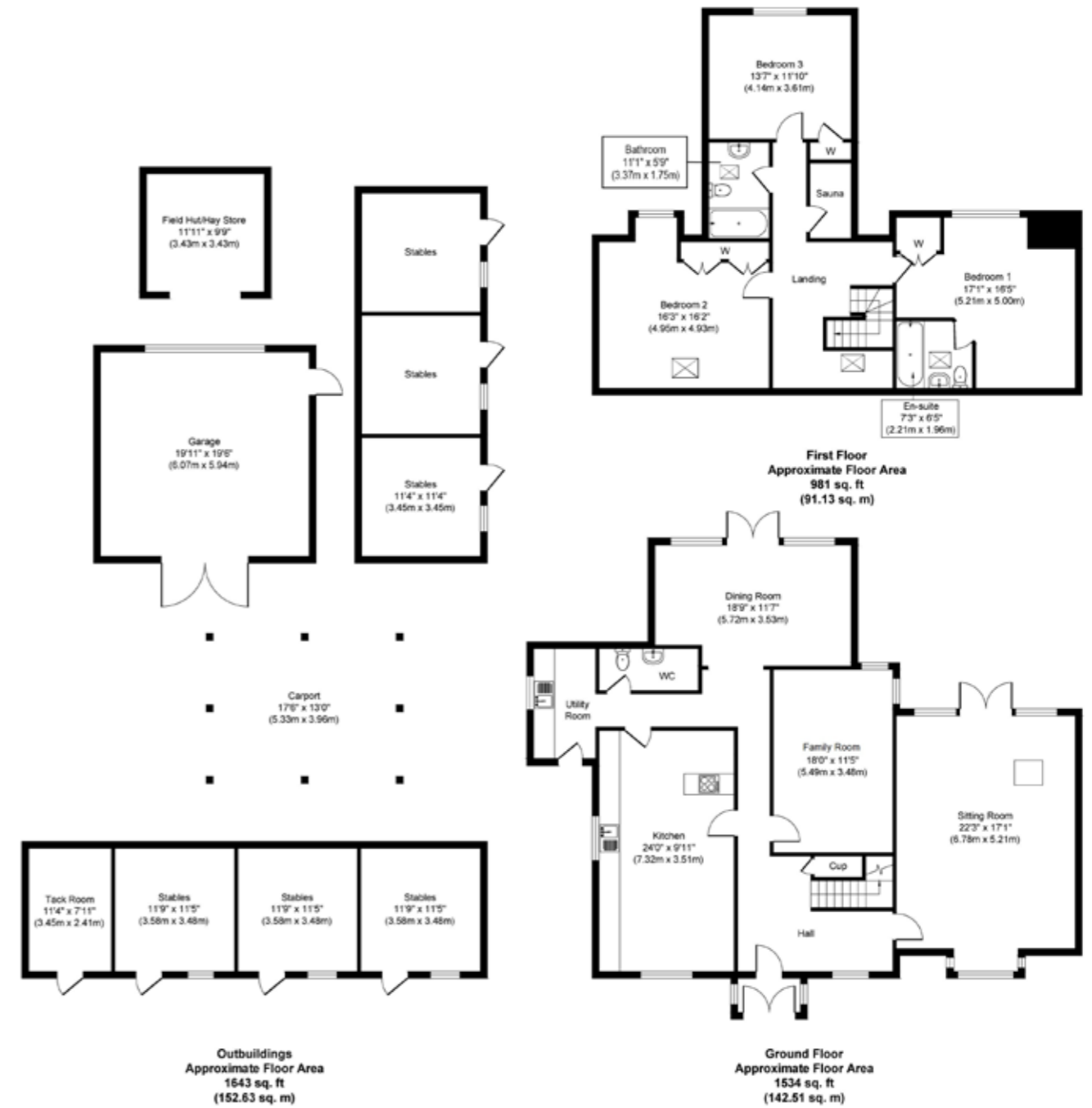




As you meander up the staircase to the first floor, three generously proportioned bedrooms await, inviting an abundance of natural light and captivating views of the grounds. The family bathroom and the principle bedroom's en suite provide both luxury and functionality.

Venturing outdoors, Foxwood embraces the essence of the south Norfolk countryside. Ample parking facilities, a stable yard with six well-appointed stables, and garaging offer practicality and convenience. The well-tended land extends to approximately four acres (STMS), encompassing paddocks adorned with trees and hedgerows that gracefully mark the property's boundaries. And let's not forget the manège, a perfect space for equestrian pursuits.





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.

ALL THE REASONS



# Tivetshall St. Mary



IN NORFOLK  
IS THE PLACE TO CALL HOME



Peacefully nestled in the Norfolk countryside, close enough to enjoy British summertime on the beaches of

the east coast, peruse the shops in historic cathedral city of Norwich, or cycle through the ancient trees of Thetford Forest, Tivetshall St. Mary is a picturesque village located in the south of Norfolk.

With its charming rural setting, this idyllic village offers a peaceful retreat from the hustle and bustle of city life. Tivetshall St. Mary is located approximately 14 miles south of Norwich, the county town of Norfolk.

Despite its serene ambiance, Tivetshall Saint Mary is conveniently located within easy reach of amenities. Packed with period churches, timber-framed buildings and famously the six acre Diss Mere with central fountain and underground springs, the historic market town of Diss is just under 9 miles away. Diss offers a wide array of amenities from boutique

shops to supermarkets and blends character buildings with open spaces. There is a station with mainline links to London, making it perfect for those relocating from city life but still needing the ability to be close to good transport links.

Set in the heart of East Anglia, the historic city of Norwich is within easy driving distance and has everything you would desire of a vibrant regional capital.

You will find a modern cultural feel with beautiful heritage, dynamic nightlife, sophisticated shopping and mouth-watering restaurants. Chantry Place Shopping Centre offers high end shopping, whilst the Norwich Lanes won the great British high street of the year with its many independent and unique businesses including shops, bars, cafés and restaurants.

Overall, Tivetshall St. Mary is a hidden gem in the Norfolk countryside, offering a picturesque and tranquil setting.



Note from the Vendor



The Paddocks at Foxwood

“I love to sit in our bedroom and look out on the horses in the stables.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:- 9791-2876-6801-9006-4791

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

Freehold.

LOCATION

What3words: ///helper.notion.reconnect

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# SOWERBYS



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