



THE STORY OF

Oakcroft Farm

Antingham, Norfolk

SOWERBYS

S

THE STORY OF

Oakcroft Farm

Southrepps Road, Antingham Norfolk
NR28 0NW

Superb Family Home in Remarkable Plot

Four/Five Flexible Bedrooms

Highly Versatile Accommodation

Wonderfully Presented Throughout

Ground Floor Bedroom Options

Enchanting Plot in Excess of 3 Acres (stms)

Varied Grounds of Gardens and Productive Land

Extensive Unconverted Outbuildings

Large Double Garage

Idyllic Village Location

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com



“Our sellers adore the grounds. Many years of inspiration and hard work have gone into creating an enchanting setting.”

Enjoying a discreet position within its idyllic village location, Oakcroft Farm has long been an enviable accompaniment to a fulfilling family lifestyle in the country. There’s almost 3,000 sq. ft. of delightful accommodation and more than three acres (stms) of enchanting and varied grounds, which include an extensive unconverted barn/outbuilding.

The home itself tells the story of a

much-loved family home, effortlessly serving its purpose over many years with immaculately presented and brilliantly versatile accommodation.

A welcoming entrance hall is flanked by the large open plan kitchen/breakfast room to one side whilst to the other side of the hallway is the excellent sitting room extending into the garden with panoramic views of the surrounding magical plot.



The kitchen is well-served by the fully equipped utility and beyond here, a wonderfully versatile ground floor en-suite bedroom is accessed via an inner hallway, with its own access from the front driveway also. The ground floor is completed by the central dining room, yet another versatile space in its own right.



The first floor enjoys a charming character of its own with three bedrooms set amongst the eaves of the home and naturally enjoying splendid views. A striking and sprawling bedroom to the south side has potential to be used as two separate rooms, but undoubtedly would make for an enviable and lavish bedroom with room for an adjoining reception/dressing area. The two further bedrooms enjoy reams of natural light from the large windows and all are well-served by the central family bathroom.





Of course, amongst the most striking aspects of this fine home is the enchanting plot in which it sits, which extends to more than three acres (stms).

Sitting centrally within the plot, the home is totally enveloped by pristine and varied grounds. To the front, mature trees and well-tended shrubs intersperse the manicured lawn running alongside the long driveway leading to a large driveway - complemented by the excellent double garage.



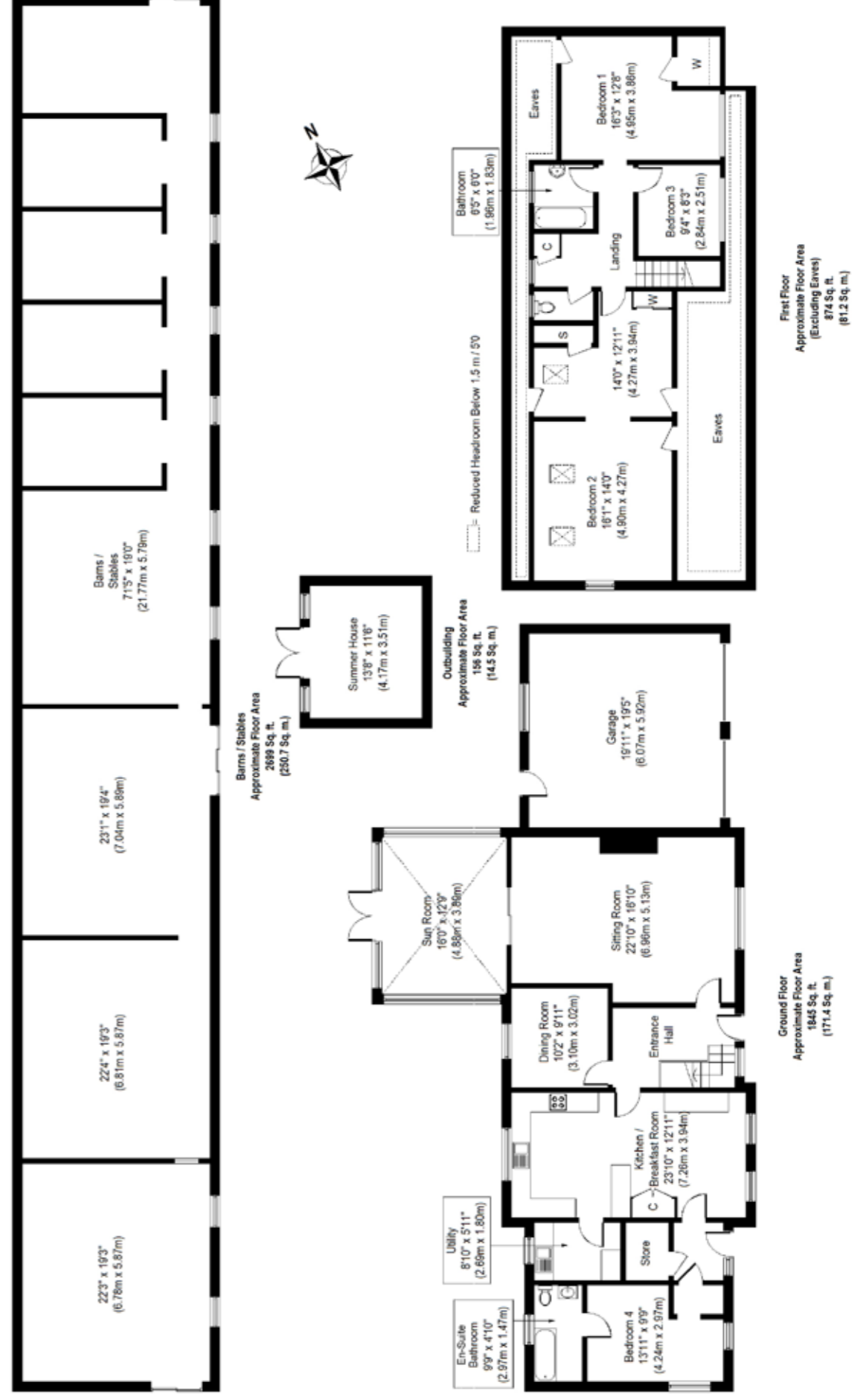
To the rear, the extraordinary expanse of lawns continues providing an alluring feeling of space and pulls the eye to the bottom of the plot, where produce thrives and provides an elegant threshold to the surrounding countryside.

“A testament to this home is its ability to adapt to the demands of different chapters of life.”

The side of the plot reveals yet more currently productive land with barley and raspberries thriving alongside the large poly-tunnel, and of course the brilliantly exciting and extensive unconverted barns/ stable block – extending to 2,700 sq. ft.

The versatility and potential of this plot and home is hard to overstate.





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

ALL THE REASONS

Antingham

IN NORFOLK
IS THE PLACE TO CALL HOME



Surrounded by farmland and woodland, Antingham is a small village north of North Walsham.

Whilst a peaceful and tranquil place to live, its proximity to North Walsham means that you have a wide range of amenities only a few miles away.

A popular market town, North Walsham situated a few miles from the seaside town of Cromer and The Norfolk Broads capital, Wroxham.

The town offers many amenities including a range of supermarkets, leisure facilities, shops, primary and secondary schools, sixth form college, doctors surgeries and a cottage hospital.

There are regular bus and train services to the cathedral city of Norwich, where there are a wider range of facilities including an international airport and mainline.

The village is a popular destination for walkers, cyclists, and nature lovers. There are several footpaths and bridleways in the area, including the Peddars Way and the Norfolk Coast Path. The village is also home to Antingham Wood, a beautiful area of woodland with a variety of wildlife.

In addition to its natural beauty, Antingham also has a rich history. The village was mentioned in the Domesday Book of 1085 and has a number of historic buildings, including the 13th-century St Mary and St Margaret's Church.



Note from the Vendor



“It’s an absolute delight to watch the hares, deer and pheasants visiting the bottom of the garden in the early morning..”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Private drainage. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:- 9733-2808-7699-9194-1221

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: ///camp.chief.utter

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



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