

COPAS  
*de*  
ARBOLES

T A V E R H A M



SOWERBYS



Copas de Arboles is a striking architecturally designed property sitting peacefully at the end of a highly sought-after private road in Taverham. Flowing soothingly together, the garden and home have been superbly designed since its creation two years ago, optimising the plot and providing a sense of getting back to nature.

# COPAS DE ARBOLES

Scotch Hill Road, Taverham,  
Norwich, Norfolk, NR8 6LB

- Striking Architect Designed Property
- Positioned on a Sought After Private Road in Taverham
- House and Gardens Perfectly Fused
- Living Accommodation to the First Floor
- Outstanding Open Plan Living Space
- Superb Contemporary Kitchen
- Two Bedroom Suites to the Upper Floor
- Principal Bedroom with En-Suite, Dressing Room and Wardrobes
- Approached Via Large Electric Gates with Beautifully Landscaped Gardens
- Contemporary Studio and Greenhouse

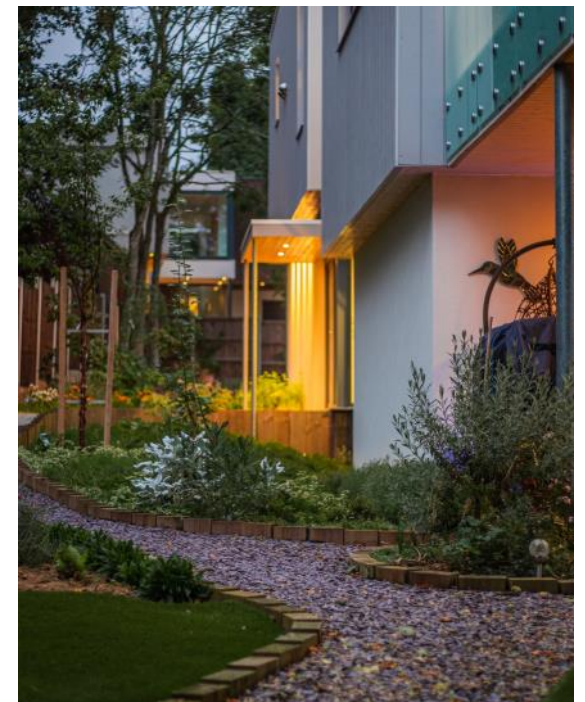
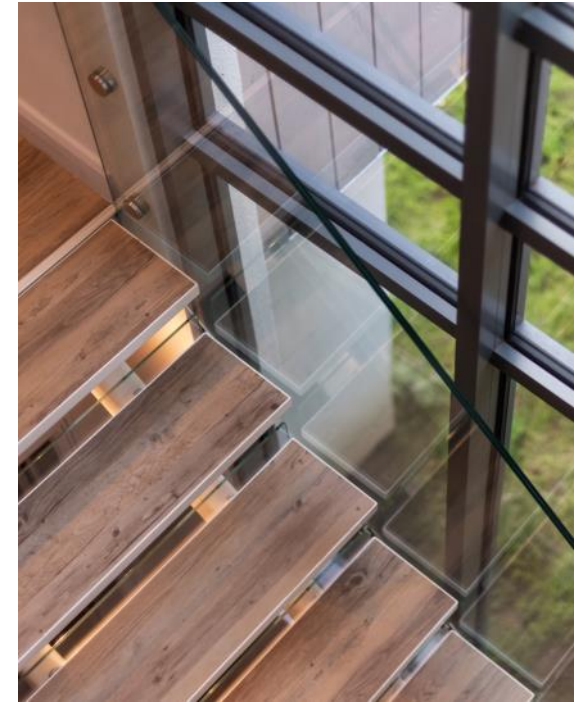
Norwich Office

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The name of the house translates as 'Treetops' and this has been lovingly reflected throughout the first floor living space; this tranquillity and views of beyond are soaked up from a terrace amongst the trees.

Stepping into a dramatic entrance hall from the side of the building an open steel and glass staircase runs through the floors, flooded with light from a floor to ceiling window the height of the building. On the ground floor is a utility room, cloakroom and door to the integral garage.





Stairs rise to the first floor which consists of an outstanding open-plan living space. The vendors have zoned the space to create separate dining and living spaces with a superb contemporary kitchen in the middle.

The kitchen also benefits from a comprehensive range of wall and base units and a range of integrated appliances, together with Corian worktops. There is a large island and two sets of bi-folding doors opening out onto the enclosed first floor terrace.











Stairs rise from the mezzanine landing to the upper floor leading to two spacious bedroom suites , completed with fitted wardrobes. A further double bedroom also enjoys fitted wardrobes and a well-appointed family bathroom. All bedrooms have large picture windows allowing natural light to flood the rooms.

Stairs from the ground floor lead to the principal bedroom suite, also complete with a full bank of wardrobes. This spacious room also benefits from a dressing room and en-suite shower room. A bi-fold door opens out to the covered terrace– uniting you with nature once more.



Taverham has an excellent selection of amenities including local shopping, a Tesco supermarket, doctor's surgery, various playgroups and nurseries in addition to two highly regarded Schools. There is a local public house, golf course and country club as well one of Norfolk's largest garden centres, the Taverham Nursery & Country Shopping Centre. With regular bus services which run through Taverham, Thorpe Marriott and Drayton into and out of Norwich city centre and access onto the main A47 road with arterial links onto the A11. Only a few miles away and set in the heart of East Anglia, the cathedral city of Norwich has everything you would desire of a vibrant regional capital.

Set in the heart of East Anglia, the historic city of Norwich has everything you would desire of a vibrant regional capital and has a real sense of history preserved. 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, cafes and restaurants. Norwich is the most complete medieval city in Britain and boasts two cathedrals as well as the castle with stunning architecture. There are also a number of sought after schools and colleges. The River Wensum flows throughout the city and offers boat rental and various pubs situated along the river itself. Every year in May, the city hosts the Norfolk and Norwich Festival, bringing cultural and exciting acts and performances to the city. Voted in the top 10 within a poll of the happiest places to live in Britain, the Cathedral City of Norwich offers access to all the major rail links and Norwich International Airport. Norwich is located approximately 40 minutes from the delightful North Norfolk coast rolling countryside, whilst still being a vibrant, ever evolving city.

Norwich Skyline



River Wensum

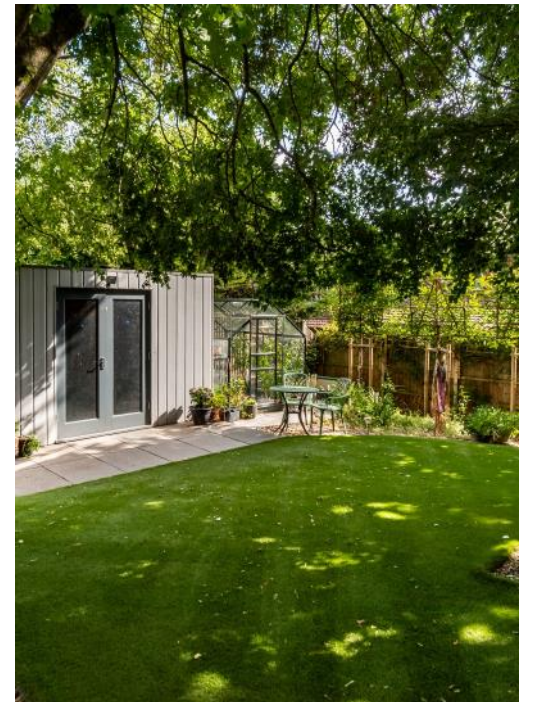


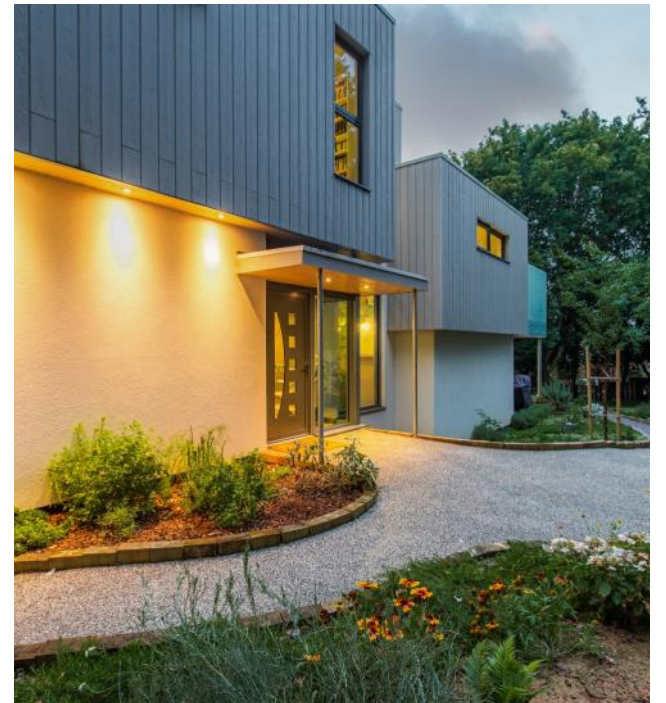
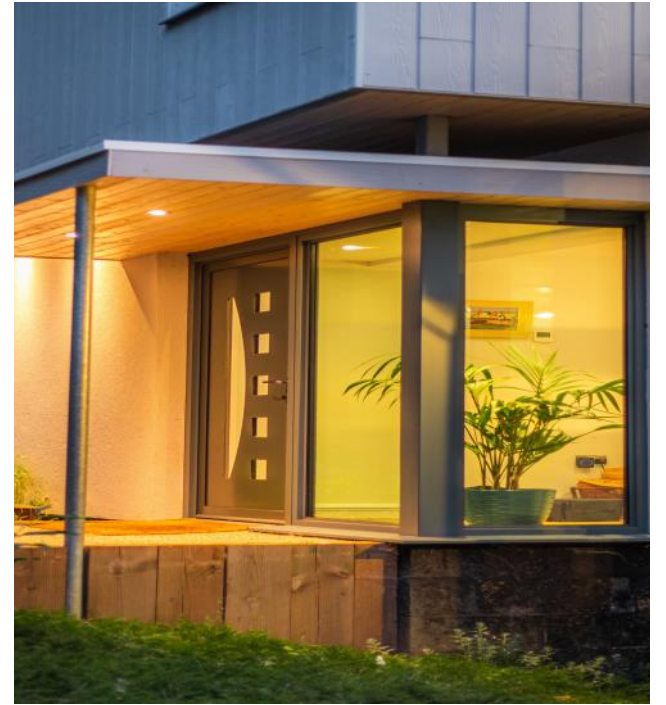
Taverham Mill Lake



Taverham Hall

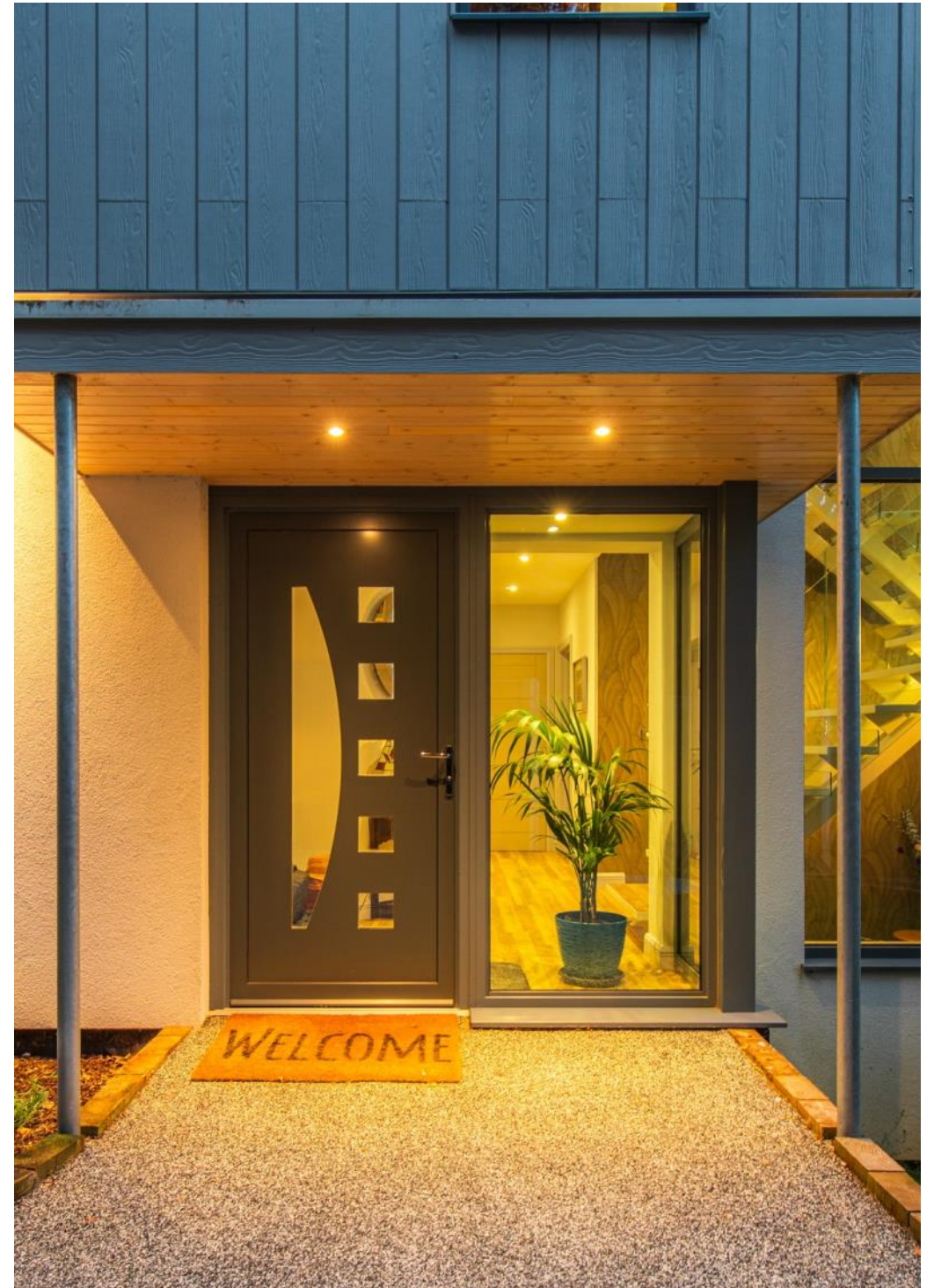






Copas de Arboles is approached via a large electric gate leading to a parking area for several cars. In addition to the garage, there is a large covered car port.

The vendors have superbly landscaped the gardens creating a very special setting for the property. There is a substantial terrace running across the rear of the house with a path that circles the rear garden, laid to excellent artificial grass interspersed with mature trees. There is also a contemporary studio and greenhouse.



## SERVICES CONNECTED

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

## COUNCIL TAX

Band G.

## ENERGY EFFICIENCY RATING

B. Ref:- 8691-4696-2739-6097-6913

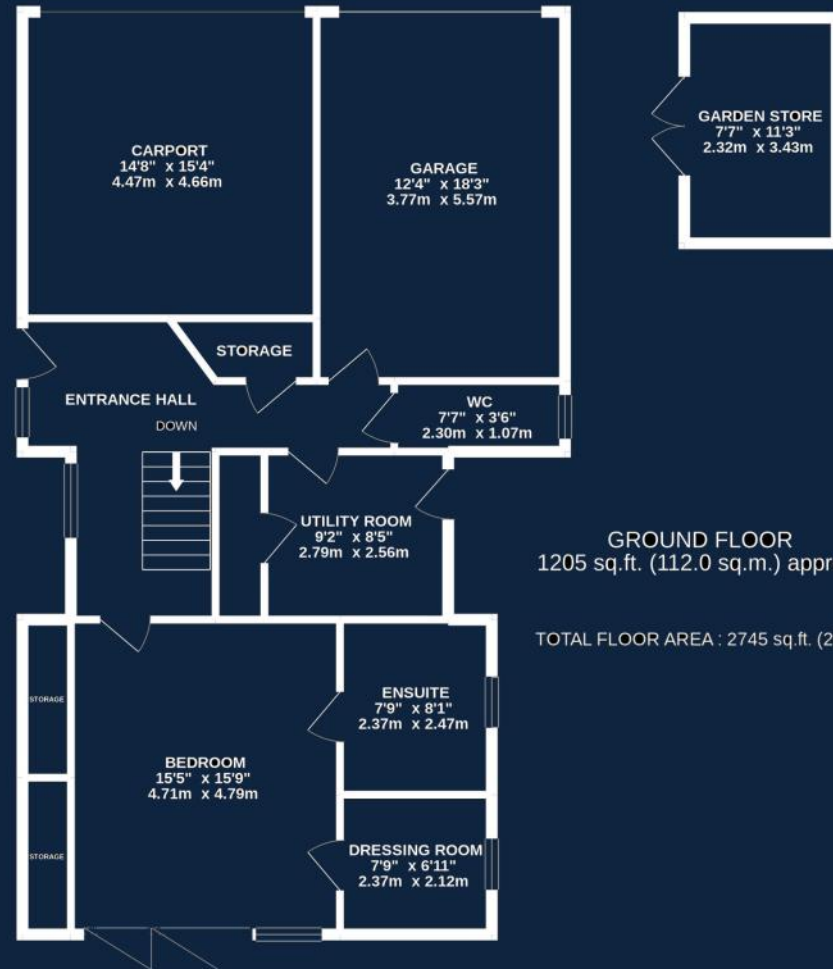
To retrieve the Energy Performance Certificate for this property please visit <https://www.epcregister.com/> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## AGENT'S NOTE

The property is along a private road and has rights of way over the neighbouring driveway to access the private drive.



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.



**GROUND FLOOR**  
1205 sq.ft. (112.0 sq.m.) approx.

TOTAL FLOOR AREA : 2745 sq.ft. (255.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Norfolk Property Specialists