



THE STORY OF

The Warreners

Drayton, Norfolk

SOWERBYS



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Drayton, Norfolk
NR8 6JQ

Exceptional Detached Family Home, Built in 2024

Rare Opportunity Within an
Exclusive Collection of Homes

Highly Sought After and Unique Location

Stunning Bespoke Kitchen

Three Double Bedrooms

Remarkable Specification Throughout

Highly Versatile Layout

Far Reaching Countryside Views

10 Acres of Ancient Grounds to Enjoy

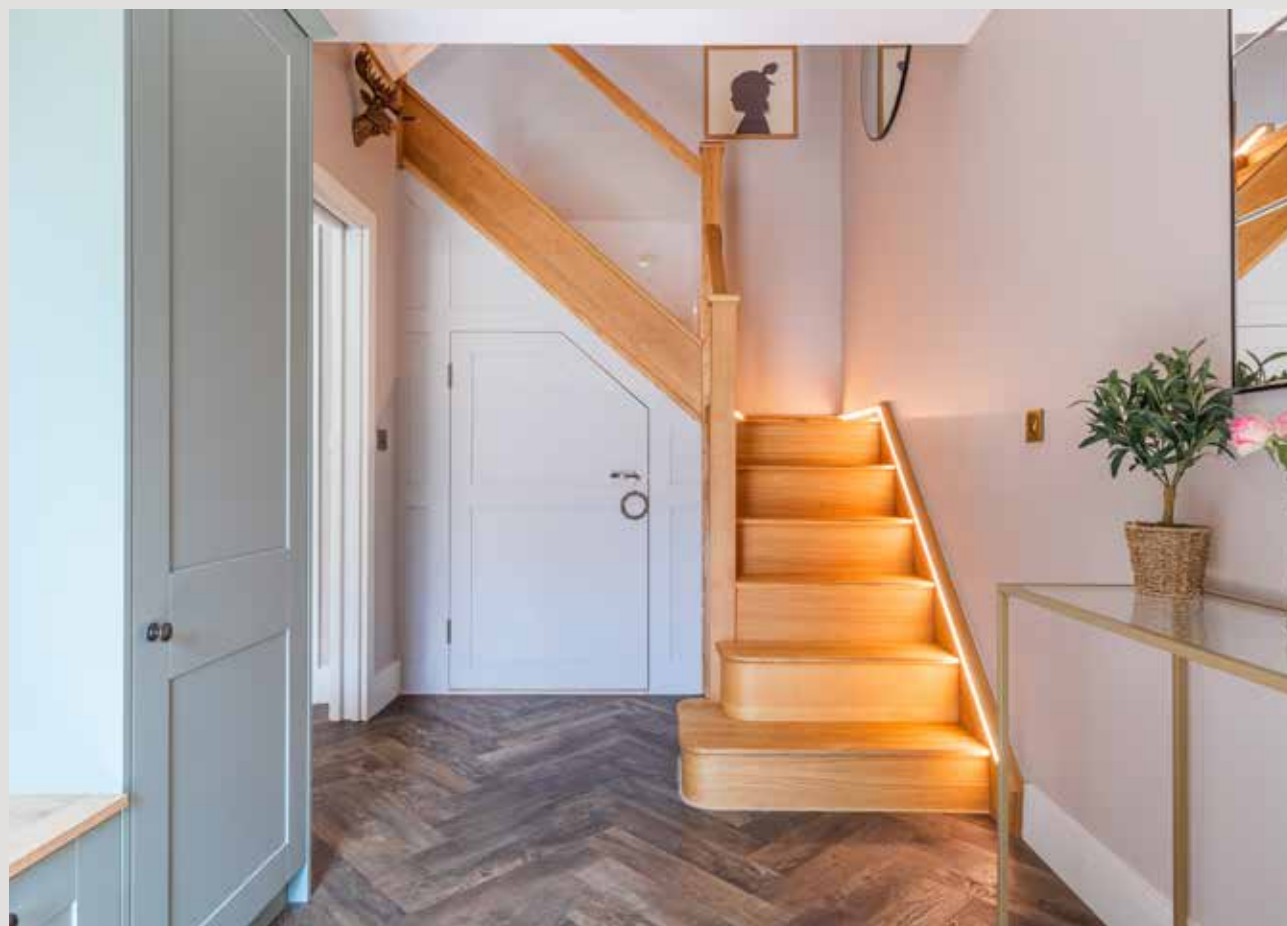
Off Road Parking and Garage

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Standing proudly in an exclusive and highly sought-after collection of homes, The Warreners presents a rare opportunity to secure one of the finest plots within a currently sold-out development. Built just last year to the highest standards by the esteemed Hidden Talents Homes, this enchanting three-bedroom detached residence—complete with a tranquil, west-facing garden bordered by a mature tree line—boasts 1,850 sq. ft. of living space where bold design meets exceptional versatility and functionality.

The open-plan kitchen/diner creates a seamless flow between indoor and outdoor living, extending onto a generous sandstone patio framed by brick planters. Featuring integrated Neff appliances and striking quartz worktops, it is a host's dream. A separate snug—accessible via sliding doors—offers flexibility, allowing the space to be opened up or closed off as desired. A utility area, including a WC, further enhances the functionality of the ground floor, which offers an opulent welcome to the property.

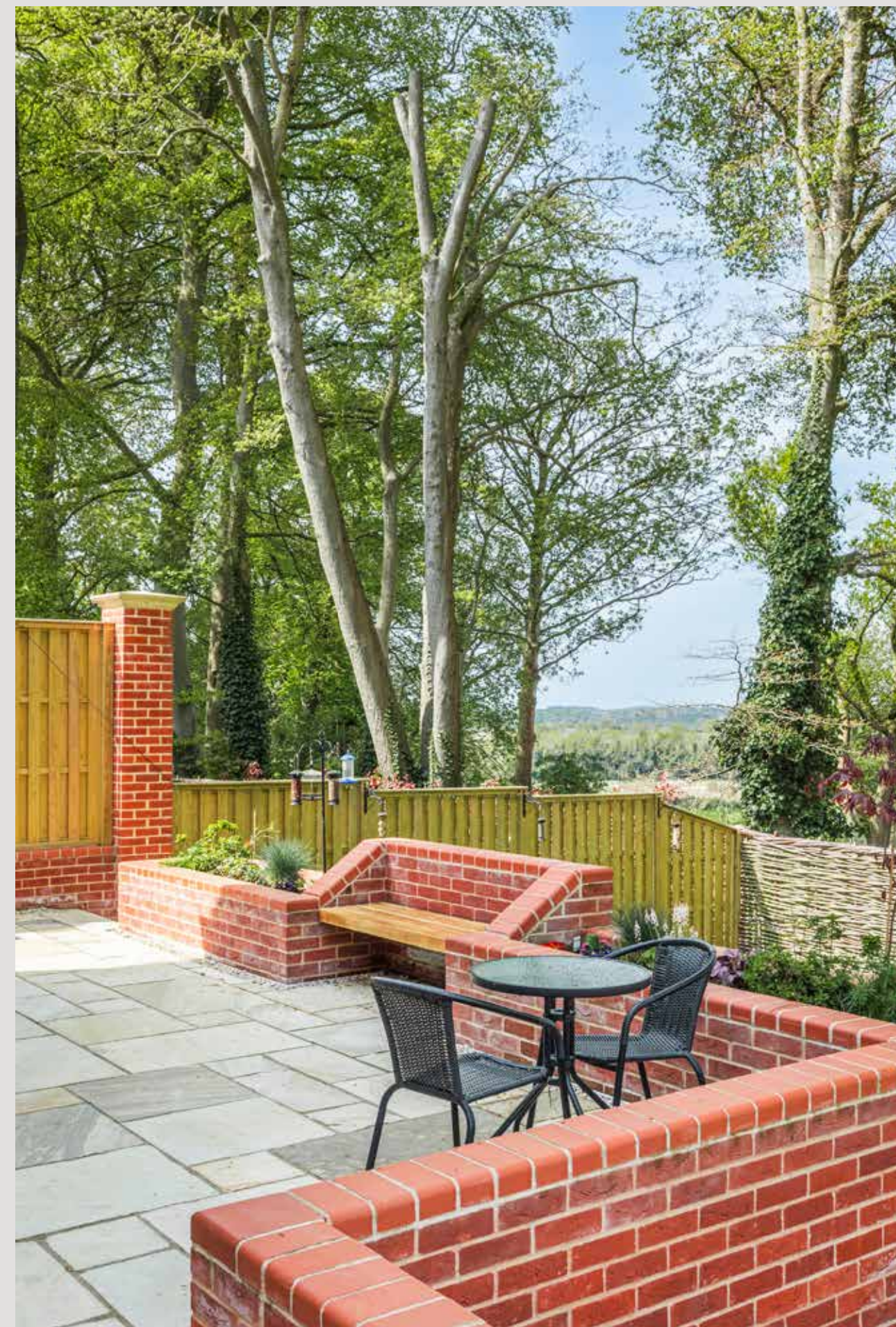
Continuing the luxurious theme, the first-floor living room includes a bespoke media unit with an integrated fire and feature LED lighting—perfect for cosy evenings while enjoying uninterrupted views across the river valley. The principal suite is also situated on the first floor and is finished to an impeccable standard, featuring a walk-in dressing room and a stylish en-suite with a double vanity unit.

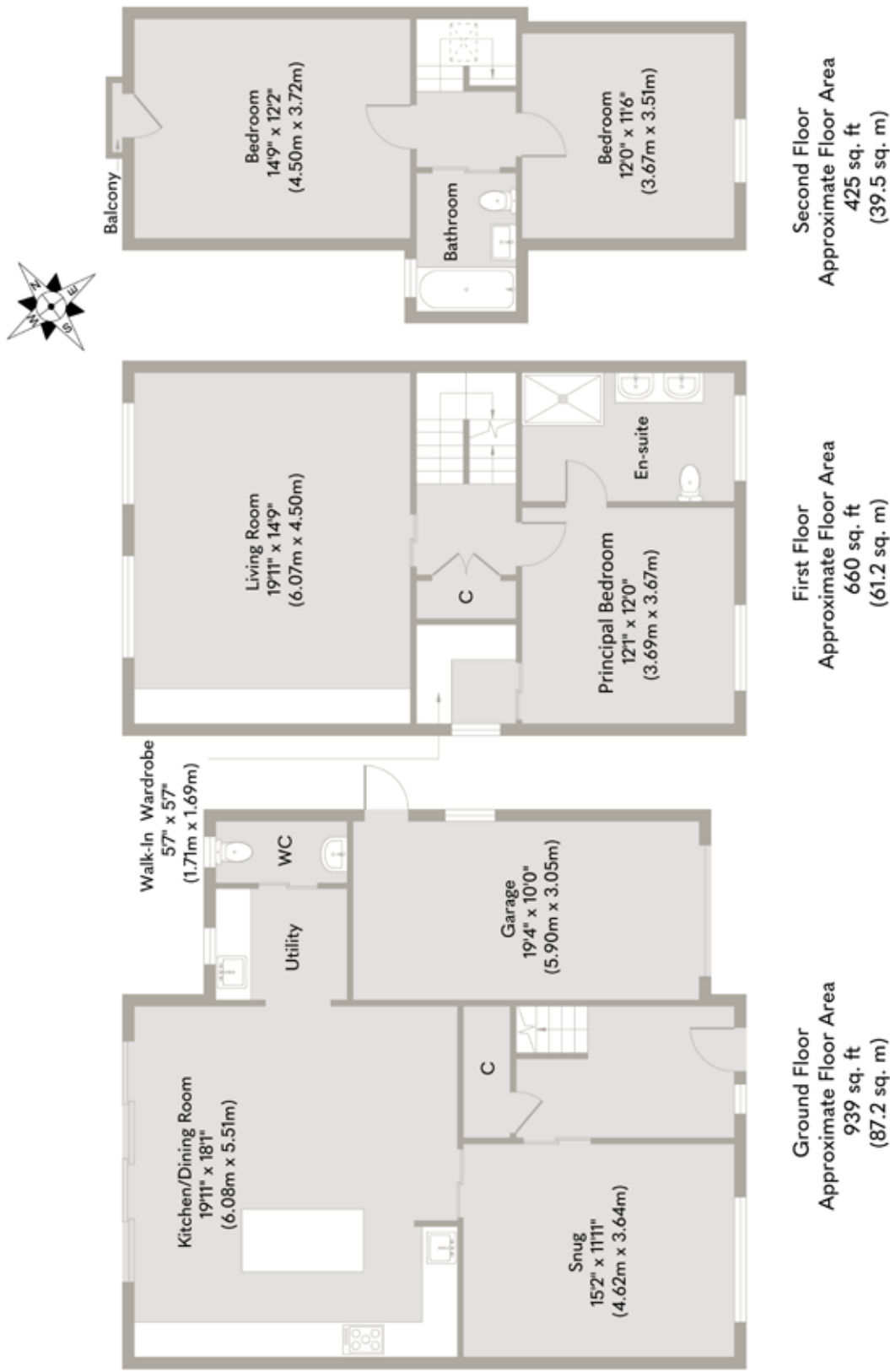
Ascending to the second floor, the home continues to impress with two generous double bedrooms, both with integrated storage, and one enjoying west-facing views through a Juliet balcony. A beautifully appointed family bathroom completes this floor, offering a serene retreat for residents and guests alike.

Not only does this property offer exceptional living space, but it also benefits from an integrated garage with an electric roller door and ample loft storage, completing this exemplary home.



...this enchanting three-bedroom detached home, with a tranquil west-facing garden, hidden within a mature tree line to the boundary..





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.

Drayton

RURAL CHARM CLOSE TO
NORWICH CITY

Just five miles from the county capital, but a world away from the urban bustle, Drayton is a city commuter's dream, with easy access to the A47 for cross-country routes. But to see this pretty village as a suburban spot misses the charm of this much sought-after historic place, voted the fourth best place to live in 2015.

The pretty suburban village offers all the amenities you could need including a post office, butchers, dentist, doctors' surgery, pharmacy, and a Tesco Superstore. There are plenty of eateries to enjoy too, The Cock Inn and The Red Lion are two popular local pubs, there is also The Willows café bistro, which offers both eat in and take away.

Drayton has a wonderful community, St Margaret's Church holds regular services and for those with young children there is a playpark just next door. The village hall hosts a wide range of clubs and events such as patchwork quilting, toddler groups, dance and performing arts, and the local flower club to name a few.

The Marriott's Way, a 26-mile footpath, bridleway and cycle route, between Aylsham and Norwich runs through the village, and the paths are popular with families for weekend walks, runners and horse riders enjoying the rural setting and wildlife.

With Norwich's shopping centres just a few miles away, the neighbouring village of Taverham also has its own country shopping centre and garden nursery, along with a library, golf course, country club and local pub. Close enough to the city, yet a rural idyll with amenities, it's easy to see why Drayton is so popular.



Note from Sowerbys



“... a seamless sequence of indoor-outdoor flow to the large sandstone patio with brick planters.”



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump.
The property also benefits from a EV charger.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:- 0320-3928-6350-2424-3801

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: ///evidently.exclusive.pinging

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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