



THE STORY OF

Thorpe Lodge

Thorpe End, Norfolk

SOWERBYS



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Thorpe Lodge

40 Plumstead Road, Thorpe End, Norwich,
Norfolk, NR13 5BU

Sublime Family Home

Fully Renovated to the Highest of Standards

Over 3,000 Sq. Ft. of Inspired Accommodation

Accomplished Blend of Open Plan
and Traditional Receptions

Four En-Suite Double Bedrooms

Breathtaking Kitchen/Dining Room

Air Conditioning to the Main
Ground Floor Living Spaces

Idyllic Village Location within Easy
Reach of Norwich and Train Station

Large Mature Garden and Studio

Garage, Ample Parking and EV Charging Point

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Nestled peacefully amongst the timeless setting of the historic Garden Village of Thorpe End, this extraordinary home encapsulates all that is brilliant about inspired architecture, rich history, bold design and a keen eye for functionality. Combine said architectural prowess with a charming sympathy to a building's heritage and the result is amongst the most individual of homes to be found in the area, capable of providing an idyllic lifestyle to be cherished for years to come.

Whilst exploring the almost 3,500sq.ft. of immaculate accommodation curated at Thorpe Lodge, you'll find inspiration around every corner whilst reams of natural light flood the entire home. The homely embrace of the traditional receptions to the front are expertly balanced with the breathtaking kitchen/dining room, deliberately fine tuned as a brilliantly sociable yet functional space for family life and entertaining alike. The impressive kitchen is complemented by the well-equipped utility room and further pantry, whilst a variety of receptions including a snug/study and garden room interact delightfully with the main reception whilst retaining an excellent definition of their own and providing a seamless transition between old and new – truly an architectural masterclass.

The first floor is home to no less than four en-suite double bedrooms including the opulent principal suite, which enjoys all the drama and character of the vaulted ceilings whilst the luxurious en-suite shower room is adorned with inspired design and high end sanitary ware. The three further en-suite bedrooms have each received due care in their design and make for highly individual suites each with a distinct character of their own.



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come.







Thorpe End has its roots firmly set in the “Garden City” tradition pioneered by Letchworth in the 1900s and Welwyn in the 1920s. Pioneered by Ebenezer Howard as an antidote to the “great smoky cities” spawned by the industrial revolution. The 1930s saw the conception of Thorpe End as a garden village with all the original homes created with the same ethos of a cleaner, simpler way of life. As one of the original properties, Thorpe Lodge still enjoys a superb plot, set back from the road, wonderfully discreet, mature and private.

The frontage affords an “in and out” driveway, complemented by the garage, whilst the rear garden is a landscaped oasis of calm in which to soak up the all day sunshine on the sprawling terrace. A fine array of perennials flank the manicured lawn whilst the bottom of the garden houses a substantial studio – a brilliantly versatile space ideal for working, creativity or simply to retreat to the bottom of the garden, escape the bustle of everyday life and forge lasting memories with the family under the watch of one of the finest homes the area has to offer.



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.

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Norwich

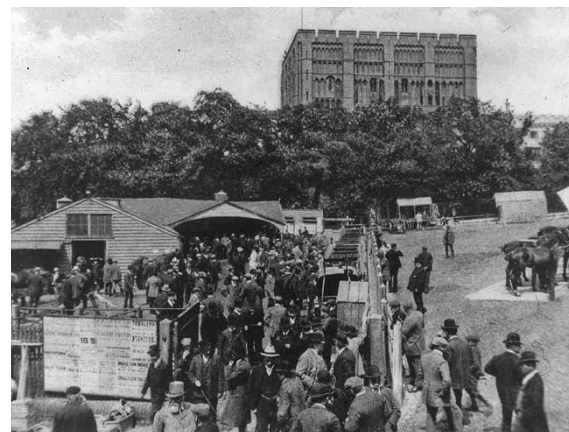
THE ANCIENT CAPITAL OF
OUR BELOVED COUNTY

Norwich, an ancient city steeped in a millennium of history, has long been a haven for writers, radicals, and independent thinkers, fostering a rich culture and creative spirit. Its meticulously preserved medieval streets host a thriving community of small businesses, a dynamic culinary scene, and a vibrant arts culture. As a gateway to a county renowned for its pristine landscapes, expansive skies, and untouched vistas, Norwich continues to inspire.

Named one of the best places to live in 2021, Norwich sits approximately 20 miles from the coast where the River Yare and the River Wensum converge, the latter meandering through its heart. Once the second largest city in England during the 11th century, Norwich proudly retains its title as the UK's most complete medieval city. Historic paths like Elm Hill beckon with Tudor architecture and quaint cafés leading to the majestic Norwich Cathedral, a testament to its thousand-year legacy.

West of the city, the University of East Anglia stands as a striking example of brutalist architecture, housing the Sainsbury Centre for modern and ethnographic art. Norwich's property landscape offers diversity, from Victorian city-centre dwellings and converted mills to town houses and contemporary luxury homes. The "Golden Triangle" is cherished among families, while nearby rural villages like Stoke Holy Cross, Surlingham, and Bawburgh offer larger estates and idyllic countryside living.

With direct trains to London's Liverpool Street in just 90 minutes and an airport connecting to UK cities and Amsterdam, Norwich blends historical charm with modern connectivity—a city that captivates and welcomes all who embrace its allure.



Note from the Vendor



The original homes in Thorpe End were created with the Garden Village ethos of a cleaner, simpler way of life.

“Whilst being preserved as a Garden Village in a conservation area, there's proximity to the city and access to the whole county.”



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 9835-5127-7400-0439-8222

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: ///potato.prom.solved

AGENT'S NOTE

The seller has agreed to cover the Stamp Duty (main residence rate) for the successful buyer. Based on a purchase price of £1,200,000 this would equate to £63,750. Any additional property surcharges or other liabilities are not included.

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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