



Henstead House

BRAMERTON

SOWERBYS

Land & New Homes Specialists



INTRODUCING

Henstead House

The Street, Bramerton,
Norfolk, NR14 7DW

Farmhouse-Style New Home Built by
Local Renowned Developer

Five Double Bedrooms and Three Bathrooms

High Specification Throughout

Spacious Plot with Front and Rear Gardens

Double Cart Lodge and Substantial
Driveway with Gated Entrance

Desirable Village South of Norwich

Air Source Heating with Underfloor
Heating to Ground Floor

10 Year Build-Zone Warranty

A Choice of Finishing Touches

Extras Available by Negotiation

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Henstead House is a single non-estate new build home of wonderful scale and quality. Built by locally renowned developer Lambford Homes, this beautiful farmhouse-styled five bedroom home sits proudly in the centre of the desirable village of Bramerton, just a few miles south of Norwich.

The ground floor offers a welcoming hallway, extremely spacious dual aspect sitting room with fireplace with wood burning stove, a second spacious reception room and at the heart of the home a wonderful kitchen dining room overlooking the garden. There is also a spacious utility room with door to the outside and a ground floor WC.

All five bedrooms on the first floor can comfortably accommodate double beds if desired. There are two with en-suites, a family bathroom and the principal bedroom also has a pair of large fitted wardrobes creating a walk-through wardrobe/dressing area.

Specification is as you would expect of a luxurious property, blended seamlessly with the notable traditional craftsmanship. The exterior too is of wonderful proportions with the extensive frontage offering gated entrance, large driveway and double cart lodge whilst the rear garden is partly walled and features large patio areas laid in Indian sandstone. Carpets are included throughout with the buyer able to choose, upon agreement with the developer, and these would be installed prior to completion.



Buying a Lambford Home

Further Details and Specifications

This superb and individual family home is built to the highest specification, complying with (and in some cases exceeding) the latest building regulations in terms of eco-friendliness and thermal efficiency, designed to provide the ultimate in comfort with minimal running costs. The property also enjoys a blend of traditional masonry construction, built of red face-brick under clay pantile roof, with a matching cart lodge styled double car-port. The proportions of the property are exceptionally spacious and well-planned, contemporary in design, to maximise natural daylight.

Internal Decor

Contemporary internal décor featuring light oak internal doors with chromium window and door furniture, matching light oak window boards, white-painted contemporary skirtings and architraves, low-energy LED spotlighting, and smooth plaster-skimmed ceilings.

Electrical

Comprehensive specification including LED spotlights, ample power/lighting points, TV aerial points, external power sockets, separate garage electrics, and provision for automated garage doors.

Options

Many of our purchasers like to consider other more fundamental changes to the specification, including hard landscaping and planting, fitted wardrobes, wine cooler, boiling water tap, hot tubs, etc., and we will be pleased to discuss these as necessary.

Handover and Completion

Purchasers are given appropriate notice prior to completion, for which each property is fully finished in its entirety. All mechanical and electrical services are fully inspected tested and certificated. All supporting certification, warranties, instruction manuals and sundry information is provided in a handover manual on the day of completion. Before this takes place each property is given a thorough and comprehensive clean, both inside and out, leaving the property ready for immediate occupation.



First Floor



Ground Floor

GROUND FLOOR

Sitting Room 25'1" x 17'1" (7.64m x 5.20m) | Kitchen/Dining Room 29'4" x 12'10" (8.94m x 3.90m) |
Study/Reception Room 17'1" x 9'10" (5.20m x 3.00m)

FIRST FLOOR

Principal Bedroom 18'9" x 13'6" (5.72m x 4.11m) | Bedroom Two 17'1" x 13'8" (5.21m x 4.16m)
Bedroom Three 17'1" x 8'11" (5.21m x 2.71m) | Bedroom Four 12'9" x 12'2" (3.88m x 3.70m) |
Bedroom Five 13'6" x 9'11" (4.11m x 3.02m)

Total Approximate Floor Area 2,446 Sq. Ft. / 227.22 Sq. M.

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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Bramerton

A TRANQUIL RIVERSIDE VILLAGE
IN NORFOLK

On the outskirts of Norwich, Bramerton blends rural charm with effortless access to the city's cultural and economic heart. Nestled along the southern bank of the River Yare, it is celebrated for its scenic beauty, unspoilt woodlands, and the gentle pace of life that comes from being part of the Norfolk Broads National Park. Here, winding lanes lead to open fields, nature reserves, and the wide river.

The Water's Edge bar and restaurant, situated on the side of the River Yare, is a hidden Norfolk Gem and favourite stop for walkers and boaters alike, offers unspoilt views across the water, with sailing, paddleboarding, and riverside strolls making the most of its peaceful location.

Despite its serene setting, Bramerton lies just five miles from Norwich, making it an ideal base for those seeking both countryside calm and city convenience.

With Norwich railway station close by and the A47 offering swift connections across the county, Bramerton stands as a riverside retreat that offers the best of both worlds—idyllic village life with the vibrancy of the city within easy reach.



Note from Sowerbys



“Living in Bramerton means enjoying the calm of a riverside village while Norwich’s culture, and history are minutes away.”



SERVICES CONNECTED

Heating via air source heat pumps with underfloor heating to the ground floor, heated towel rails to bathrooms and digital heating controls to rooms.

Mains water, electricity and drainage.

WARRANTIES

A 10 year Build-Zone warranty will be provided on completion.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed.

TENURE

Freehold.

LOCATION

What3words: ///restriction.highs.bookmark

AGENT'S NOTE

The property is served by a private driveway serving four properties, under which the services run. All parties will share the ongoing maintenance costs.

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.



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