



2 The Bungalow
The Street | South Pickenham | Norfolk | PE37 8EA

COUNTRYSIDE CONTEMPORARY



Offering a rare blend of rural tranquillity, elegant design and modern convenience, this wonderful family home has a setting within Norfolk's lush Breckland landscape.

Surrounded by protected open fields and boasting uninterrupted views, the property combines a peaceful village lifestyle with sophisticated open plan living.

Thoughtfully reimaged and extended, it represents an exceptional opportunity for buyers wishing to enjoy countryside living within easy reach of major amenities and road links.



KEY FEATURES

- A Contemporary Designed Semi-Detached Family Home in the Village of South Pickenham
- Three Bedrooms, Two Bath/Shower Rooms
- The Master benefits from a Panoramic Window and Juliet Balcony to Open Fields, a Dressing Room and En-Suite
- The Layout with Ground Floor Bedrooms and Bathroom is adaptable for Multi-Generational Living
- Expansive Open-Plan Living, Dining and Kitchen Space with Stunning Field Views
- Separate Utility Room and adjacent WC
- Sitting Room featuring a Wood Burner
- South-Facing Garden with Entertaining Space
- Newly Constructed Garage and Dedicated Office
- EV Charging Point and Security Cameras Installed
- Easy Access to Swaffham, North Pickenham and the A47
- The Accommodation extends to 2,345sq.ft
- Energy Rating: A

With both solar panels, underfloor heating and the highest possible EPC rating attainable, this property is exceptionally energy efficient and ensures low running costs alongside maximum comfort for its occupants. This adaptable home has so much scope to be personalised, giving the new owners an opportunity to secure a spacious and beautifully finished country retreat in one of Norfolk's most cherished conservation villages.

So Much To Offer

"We brought the property back in 2023 as a rundown two-bed bungalow. We could see it had great potential to turn into a beautiful home," the owners explained when asked what first drew them to 2 The Bungalow. "The property is in a conservation area and most of the surrounding fields and properties are owned by the Pickenham Estate," they added, discussing how their home's enduring rural character and the setting among fields owned by the historic Pickenham estate are ensured. The home's transformation respects its post-war origins, retaining the traditional brickwork and roofline while introducing improved materials and energy-efficient features in line with national design guidance. On entering the property, you step into a welcoming porch and hallway leading directly to the bright sitting room, which features a wood burner perfect for those winter evenings along with a premium sound system. The ground floor unfurls towards the rear into an expansive open plan living, kitchen and dining area filled with light from sliding doors and windows oriented towards sweeping field views. The open-plan living spaces create a fluid connection between indoors and outdoors, enhanced by generous windows and sliding doors. The stairs are solid oak along with all the skirtings, architrave and internal doors. To the other side of the property lies the utility room, bathroom and two comfortable bedrooms, one of which takes full advantage of the countryside panorama.





KEY FEATURES

"The main bedroom has the most amazing view across the open fields as does the kitchen and dining area, the sunsets are beautiful and when it's foggy it looks so beautiful," the owners described. Upstairs, the recent extension houses the master bedroom with a dressing area, en-suite shower room and substantial eaves storage, providing really flexible accommodation, equally suited to guests or family. The expansive layout and careful renovations make this an attractive home for both relaxation and entertaining.

A Labour Of Love

Following their purchase, the owners undertook an ambitious renovation, including a side and rear extension with a rear-facing dormer and a detached garage. The garage and office, which has amazing countryside views, is clad in oak and is fully insulated throughout with heating, hot and cold water and a sewage pipe outside. The garage could easily be converted to a more habitable space subject to planning permission. Critical upgrades involved replacing poor-quality materials with a harmonious blend of original brick, chalk-white render and improved roof tiles, while sympathetic design preserved the authentic feel of the original structure. The addition of an EV charging point next to the garage and enhanced surface water drainage together with new internal fittings have increased the property's comfort, energy efficiency and longevity. The upper level has been converted to provide useful additional accommodation and storage.

Favourite Spaces

"We love the open plan area of the kitchen dining room, opening the sliding doors in the summer, and we also love to sit in the snug with the wood burner in the winter," the owners commented. Their favourite places reflect the versatility of the property: from the social hub of the kitchen-diner to the cosy warmth of the sitting room, each space caters to a changing family routine and the passing seasons.

The Outside

The south-facing garden, described by the owners as "so nice in the summer," features well-kept lawns and terrace, ideal for barbecues and family gatherings. Wildlife, including deer and pheasants, regularly visit, making the garden a serene retreat. The inviting shingled drive provides ample parking leading to automated electric gates and is complemented by a recently constructed garage with an electric door and an office. The property's boundaries are screened by hedges and fencing, ensuring privacy and a sense of seclusion.

On Leaving

"We've really enjoyed living at the bungalow – we've found it such a beautiful home to live in and will be sorry to leave," the owners reflected. This marks an exciting new chapter for the property's next occupants, who will have the chance to enjoy everything this beautiful home and its setting have to offer.





























INFORMATION



On The Doorstep

The property's location offers all the convenience of a highly accessible location but without sacrificing privacy. "We've found it to be quite central without being on top of everything as it's not far from Swaffham and also not too far from the A47," the owners explained. A scenic walking path links South and North Pickenham, with the area renowned for its friendly community, historic churches and countryside walks. When further amenities are required, the neighbouring market towns are easily reached by car.

How Far Is It To?

The town centre of Swaffham and the mainline rail station (to Norwich, King's Lynn and Cambridge) are approximately 4 miles by road, with regular bus services available locally. The North Norfolk Coast, including Wells-next-the-Sea and Holkham, lies approximately 40 minutes away by car. The Sandringham Estate is less than 40 minutes' drive, while Norwich can be reached in around an hour. Day-to-day amenities, shops and local schools are all readily accessible in nearby towns and major roads such as the A47 are close, affording swift connections throughout the county.

Directions

Leave Fakenham via the A1065 heading south towards Swaffham for approximately 15 miles. Continue through Swaffham and onto Mangate Street and White Cross Road, picking the A1065 up again until taking a left into South Pickenham Road and into Watton Road. At the junction, take West View and then continue into The Street. The property will be found on the right as identified by a Fine & Country For Sale Board.

Services, District Council and Tenure

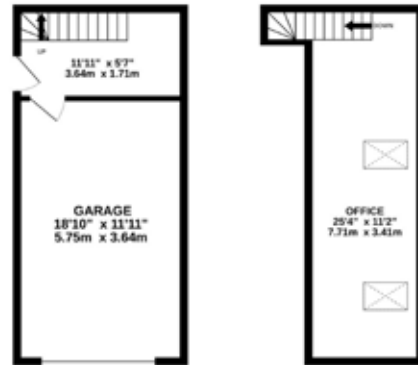
Air Source Heat Pump to Underfloor Heating, Solar Panels
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Cable to Property Broadband Available
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Please see www.checker.ofcom.org.uk
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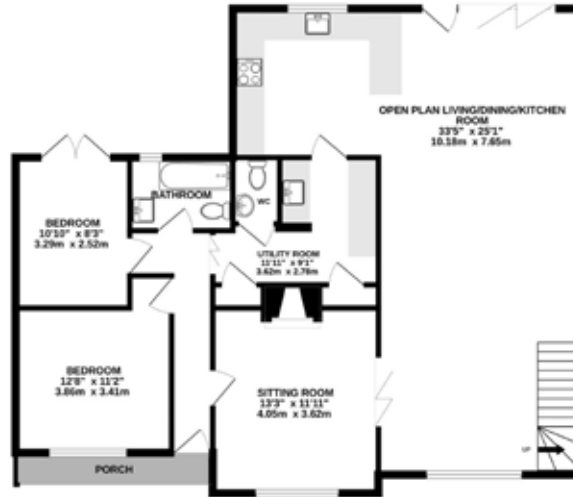
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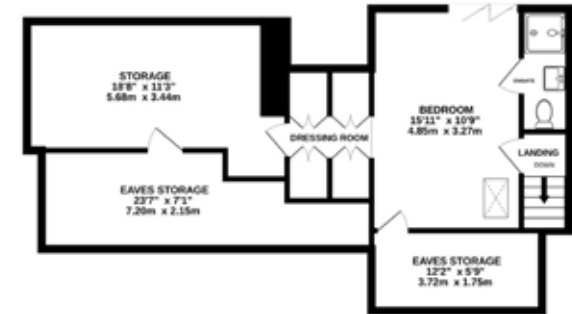
GARAGE/OFFICE
513 sq.ft. (47.6 sq.m.) approx.



GROUND FLOOR
1172 sq.ft. (108.9 sq.m.) approx.

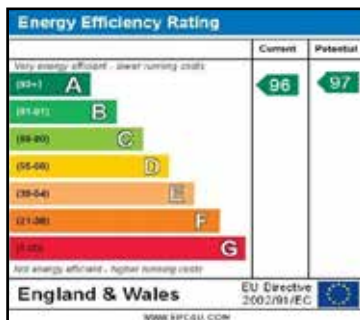


1ST FLOOR
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 2345 sq.ft. (217.8 sq.m.) approx.

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