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THE STORY OF
2 Church Road
Ovington, Norfolk

SOWERBYS



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2 Church Road

Ovington, Norfolk
IP25 6RY

Detached Georgian-Style Home

Internal Accommodation
Stretching to 2,216 Sq. Ft.

Four Double Bedrooms

Set in Half an Acre (STMS)

Large Sitting Room

Kitchen/Breakfast Room

Formal Dining Room

Family Bathroom, En-Suite Shower
Room and Downstairs WC

Integral Double Garage with Large Driveway

SOWERBYS WATTON OFFICE

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In the picturesque village of Ovington, this exquisite Georgian-style residence has the feeling of a period home with all the conveniences of a modern property. Set in half an acre (STMS) of beautifully landscaped grounds, the property is a prime example of luxurious rural living, blending classic architectural charm with modern enhancements.

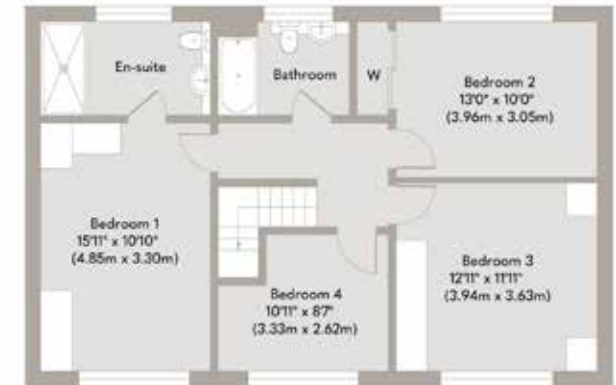
This remarkable home offers over 2,200 sq. ft. of beautifully designed accommodation. The open-plan kitchen and breakfast room is the heart of the home, complete with high-quality fixtures and fittings, while the adjacent utility room and ground floor WC provide practicality and convenience.

The elegant sitting room, with its large bay window and decorative fireplace featuring an inset wood-burner, is a perfect retreat, no matter the weather, and the formal dining room is ideal for hosting family and friends. The light-filled garden room, with panoramic views of the manicured grounds, invites you to relax and soak in the tranquil surroundings.

Upstairs, the first floor features four generous double bedrooms, including a spacious principal suite with a private en-suite bathroom, and a beautifully appointed family bathroom.

The meticulously maintained grounds are a highlight, with sweeping front and rear gardens that offer endless possibilities for outdoor living and entertaining.





First Floor
Approximate Floor Area
801 sq. ft
(74.41 sq. m)



Ground Floor
Approximate Floor Area
1415 sq. ft
(131.45 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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Ovington

TRANQUIL COUNTRYSIDE CHARM WITH
RICH HISTORY AND SCENIC RURAL BEAUTY

Ovington is a charming small village with an active community, and with its own church and village hall. Each year Ovington holds a Christmas bazaar and a summer fete. The long-established ladies group, gardening and bowls clubs are also active in Ovington.

The village is surrounded by beautiful Norfolk countryside and woodland including Thetford Forest and Wayland Wood, just outside Watton.

Carbrooke, about 2 miles away, benefits from both a pre-school and a primary school. Events here are held at the Millennium Green, next to the village hall, a beautiful 10-acre space full of indigenous wildlife, trees and wildflowers. It has a maze, wildlife pond, amphitheatre and children's play area, as well as beautiful walks and trails across the site.

Watton, which is approximately 1.5 miles away, has a range of amenities including a Post Office, supermarket, chemist, infant, junior and secondary schools. There is a weekly market with lots to offer. For golf enthusiasts, Richmond Park Golf Club has an 18-hole course, driving range and practice green. Furthermore, there is a sports centre which offers a fitness suite, all weather courts, badminton, squash and snooker facilities. The nearest train station is 8.5 miles away at Harling Road with a regular service to Norwich, 34 minutes, and the journey to Cambridge taking about 54 minutes. The market town of Dereham is approximately 8 miles away with restaurants and cafés, museums, a leisure centre, golf course and schools.



Note from Sowerbys



“...the feeling of
a period home
with all the
conveniences of a
modern property.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 8507-7723-5829-5507-1153

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: ///stay.modem.smelter

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

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