



THE STORY OF

Cedar Grange

Hingham, Norfolk

SOWERBYS



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Cedar Grange

Hingham, Norfolk
NR9 4NN

Offered Chain Free

Substantial Detached Home with
Over 5,000 Sq. Ft of Floor Space

Approx. 1.5 Acre Private Plot (STMS)

Five Versatile Reception Rooms

Vast Range of Garaging (Potential
for Conversion (STPP))

Principal Bedroom Suite with Dressing
Area, En-Suite and Balcony

Far Reaching Field Views

Open Plan Kitchen/Dining Area
Overlooking Garden

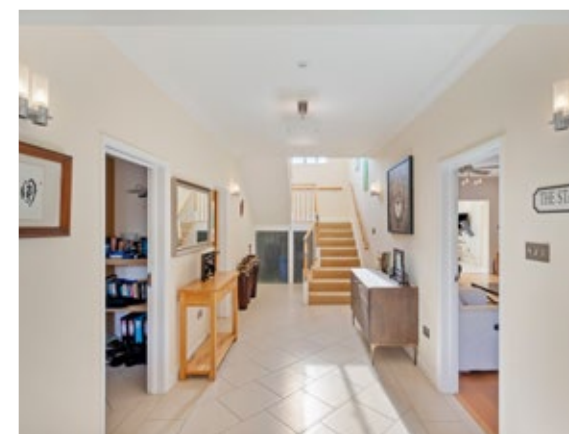
Close to Local Amenities and School

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Cedar Grange presents a rare opportunity to secure a substantial detached family home set within an established plot of around 1.5 acres (STMS), available chain free. Positioned to take full advantage of its setting, the house combines generous internal space with extensive garaging and far-reaching field views.

The property offers a highly adaptable layout with five versatile reception rooms, creating flexibility for family life, entertaining, or home working. An open plan kitchen and dining area forms the natural hub of the home, opening directly to the garden and allowing a seamless connection to the outdoors. Alongside this, a series of reception spaces - including a dedicated cinema room, garden room, and playroom - deliver varied options to suit changing needs and lifestyles.

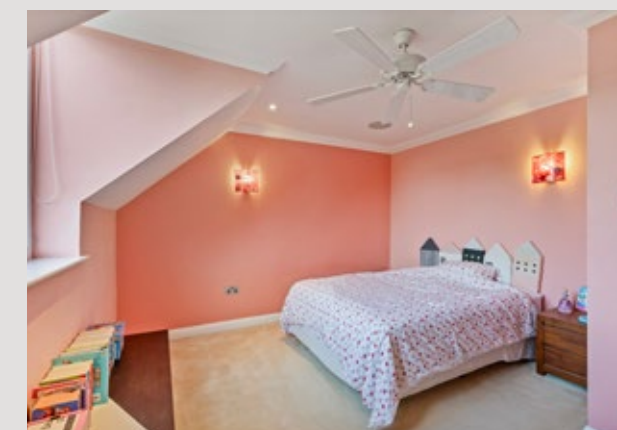
The principal suite spans the rear of the house, enjoying open countryside views from a private balcony. A walk-in dressing area and en suite bathroom complete the arrangement, creating a comfortable retreat. Four further bedrooms, supported by family bathroom facilities, provide ample accommodation.

Outside, the grounds deliver both space and privacy. The range of garaging is unusually extensive and offers clear potential for conversion (STPP), whether for ancillary accommodation, a home office, or leisure uses. The plot balances formal garden areas with open lawns, framed by surrounding fields, ensuring a sense of privacy while retaining easy access to Hingham's amenities and school.

Cedar Grange is well-suited to buyers seeking a property with scale, versatility, and the scope to shape further around their needs, all within a well-connected Norfolk setting.

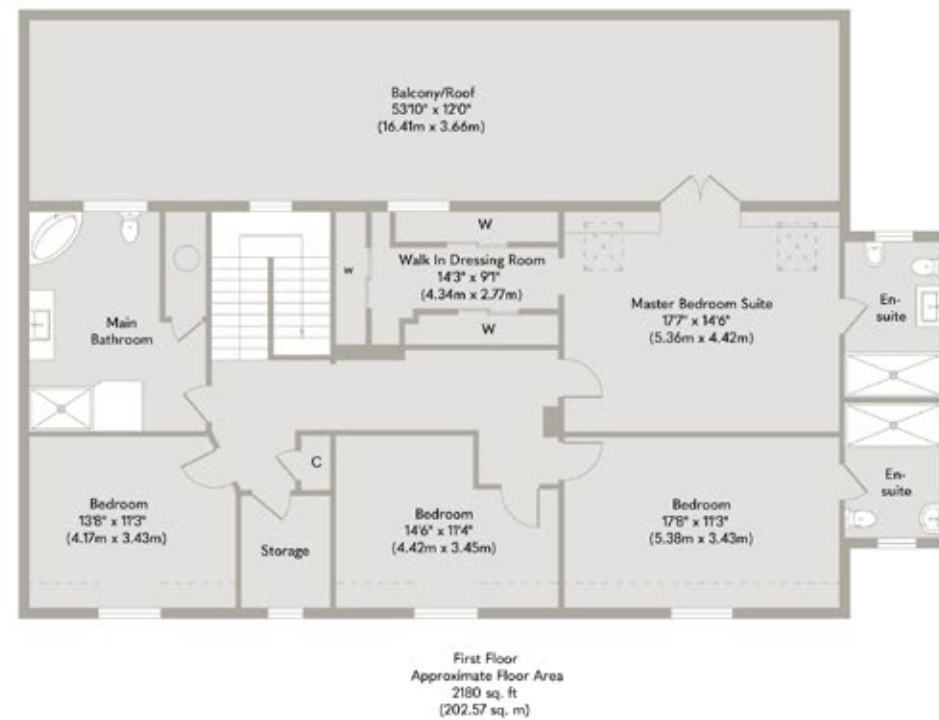
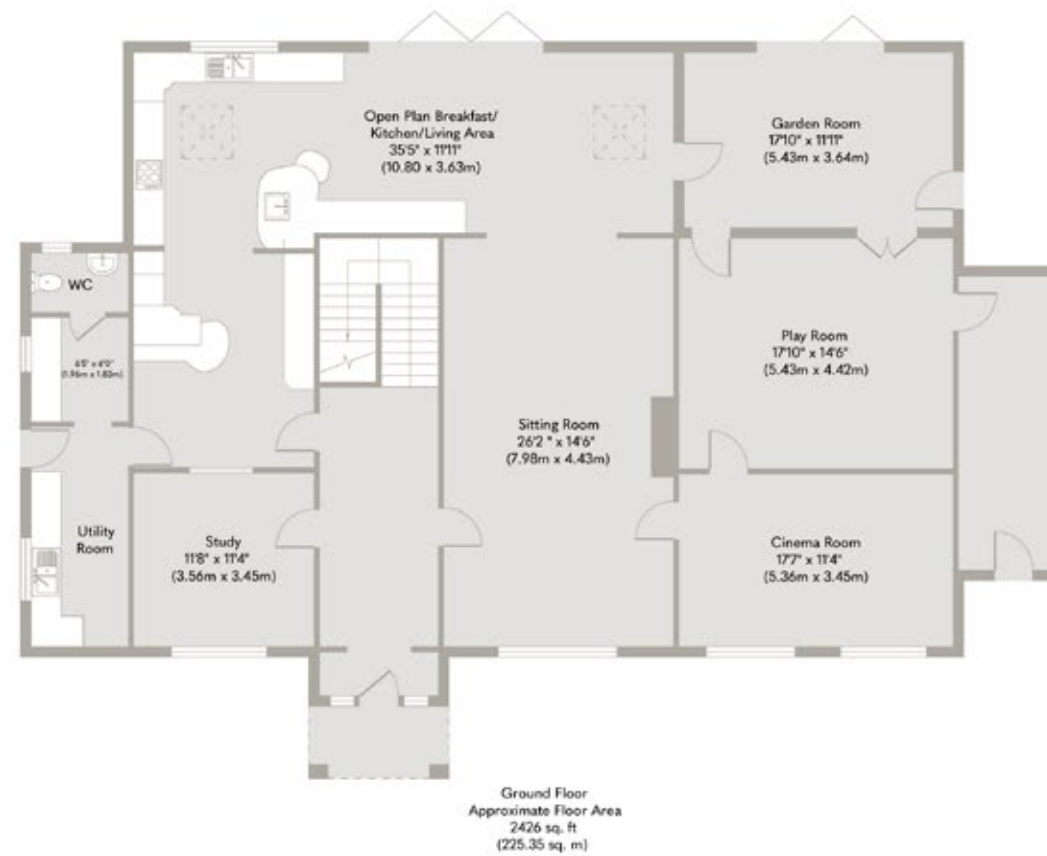


Designed for modern
family living with room
to grow.









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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Hingham

DISCOVER THIS 18TH CENTURY
"LITTLE LONDON"

With grand Georgian architecture surrounding its market place and town green, Hingham is in the heart of rural Norfolk.

For this market town, it was in the 18th century when the socialites of high society built and took residence in Hingham that it became fashionably known as "little London".

The many and varied local shops have the special character of a small market town but are up-to-date in what they provide. Despite the influence and attractions of neighbouring Norwich, an active and independent town life continues to thrive and grow. Amenities include a family butcher, The White Hart Hotel which is a community Boutique Hotel and Country Dining Pub, cafe's, library, primary school, excellent health centre, doctors surgery, dentist and frequent bus services providing access to the surrounding villages and towns of Wymondham, Attleborough, Watton, Dereham and Norwich. The town is located 17 miles from the cathedral city of Norwich, which has many restaurants, shops, supermarkets and services including an international airport.

Attleborough is a market town situated within the Breckland district, located between Norwich and Thetford. The town has a range of amenities including four schools, a town hall, shops, coffee shops, bars, restaurants, takeaway restaurants and a doctors. If you are looking for attractions nearby you will find Banham Zoo, Melsop Farm Park, Hulabalooos and Combat Paintball and every Thursday you will find the local market, which was established in the town as far back as 1226.



Note from Sowerbys



"A rare opportunity in the heart of Norfolk."



SERVICES CONNECTED

Mains water, electricity and drainage. LPG central heating and underfloor heating to the ground floor and first floor.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

E. Ref:- 2637-3121-6300-0082-0296

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: ///logbook.craftsmen.camper

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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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