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THE STORY OF  
9 Earl of Bandon Avenue

*West Raynham, Norfolk*

SOWERBYS



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# 9 Earl Bandon Avenue

West Raynham, Norfolk  
NR21 7DQ



Rural Four Bedroom Home with Landscaped Gardens

Dual Aspect Reception Room with Wood-Burning Stove

Home Office/Garden Room

Contemporary Feel Throughout

Garage and Ample Parking



This property is without doubt an ideal family home, located in an area steeped with history and offering spacious accommodation with a wonderful, landscaped garden.

Once an active World War Two airfield, after the war, the site was used by RAF West Raynham, Fighter Command until 1994 when it closed. The Control Tower has recently become a Heritage Centre. The site once housed the officers and subsequently these properties were sold for private ownership, representing

wonderful opportunities for generous, family-size living.

Complimented by a neutral palette of décor throughout, this property provides modern and contemporary accommodation. The ground floor provides separate reception spaces, with a bright and spacious dual-aspect living room benefiting from a cosy wood-burning stove, and an interconnected kitchen and dining area leaving space for entertaining all the family!

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Nestled well into its plot, the gardens have been beautifully landscaped. With an in and out driveway providing ample parking, a lawn rear garden with raised beds, and a purpose-built home office ideal for those who work from home, or even to double up as a garden room.



This home is move-in ready, suiting a wide array of buyers looking to invest in a little slice of countryside. With field views to the front, and contemporary living throughout, this really is the perfect home.



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.

ALL THE REASONS



# West Raynham

IN NORFOLK  
IS THE PLACE TO CALL HOME



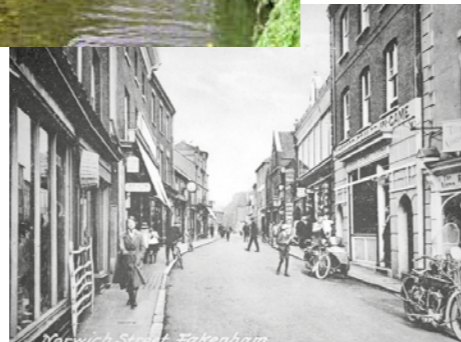
Nestling in the heart of the north west Norfolk countryside. West Raynham is a sought-after, small historic

village, approximately six miles from Fakenham, with a village hall. Unsurprisingly you are made to feel at peace on your approach to the village through the parkland, which includes a stunning tree lined route, overlooking the historic Raynham Hall and church, which was first built in the 11th century and extended in the 14th century. It fell into ruin from the 1720s, but it has since been partially restored and is used occasionally. The parkland makes for excellent dog walking and exploring and not surprisingly there is a strong community spirit.

If you desire the gentle bustle of a market town, Fakenham is approximately five miles away. Out of working hours, there's plenty to

keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse – if you need to perfect your swing, head to Fakenham Fairways Golf Driving Range which has a PGA professional on hand for some expert coaching. And Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money!



Note from Sowerbys



“This grand property makes for an ideal family home. Showcasing a contemporary interior and landscaped exterior.”

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## SERVICES CONNECTED

Mains water, electricity and drainage. LPG central heating.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

C. Ref:- 8693-6372-1929-6927-8043

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: ///neon.delusions.leaflet

## AGENT'S NOTE

Please note there is a monthly fee of £65 for 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.

# SOWERBYS



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