



THE STORY OF

Woodlands

Sheringham, Norfolk

SOWERBYS



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Sheringham House, Cremers Drift, Sheringham,
NR26 8HZ

Exquisite Detached Residence

Four, Double Bedroom Options

Three Luxurious Bathrooms

Stunning, Modern Kitchen and Magnificent Living Areas

Two Principal Bedroom Options

High Specification and Immaculately Maintained

Beautifully Landscaped, Private
Gardens of 0.25 Acre (STMS)

Detached Double Garage and Off-Street Parking

Exclusive Gated Environment Close to Town and Beach

Solar Window Glass which Keeps the Property
Cool in Summer and Warm in Winter

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“Our home is tranquil, spacious and luxurious...”

Coastal town life at its finest with the benefit of town facilities and coastal walks, yet set in an exclusive and highly discreet gated setting.

Woodlands is an exceptional, modern residence tucked away within a much admired and sought after gated development whilst enjoying the delights and amenities of the coastal town of Sheringham.

Built originally to an extremely high standard in 2010 this beguiling home forms part of Sheringham House, an

aspirational and unique residential setting. An exclusive address, Sheringham House comprises of a selection of luxury apartments and just five exceptional detached homes all set within beautifully maintained grounds of around six acres. This unique and rarely available setting provides a wonderfully discreet and secure environment and is exclusive to over 55s.

Woodlands is tucked away in a quiet corner of the development and is set in its own private grounds of around 0.25 acre (stms).





Built originally as a single storey bungalow, the present owners took the opportunity to remodel, renovate and extend the property to include a new first floor area. This innovative and meticulously designed project took the accommodation to just over 2,500sq. ft. and provided a principal bedroom suite option to both floors, two further bedrooms and exceptionally well-proportioned living space. Furthermore, the renovations included a stylish new kitchen, luxuriously appointed bathrooms and a new heating system. The property also benefits from electric sun awnings on all south facing windows.

The property's stylish and elegant interiors are immaculately presented and maintained to an extremely high specification throughout. The layout and clever design of the property means that all rooms are filled with natural light and the living areas and principal suite have seamless access into the discreet gardens.



Notable highlights to the accommodation include a wonderful central reception hall with generous storage options and a guest WC. A magnificent, triple aspect sitting room provides the ideal area for formal entertaining with direct access onto a south-west facing terrace. Set off the main sitting room is a formal dining room which is currently utilised as a snug and enjoys access onto a sun terrace.

A dual aspect, open-plan kitchen/dining room, upgraded by the present owners, features an extensive range of modern Shaker style cabinetry capped in quartz stone worktops. A central island creates a highly sociable gathering space and there is ample space to dine for six guests with sliding doors onto a south-west facing terrace. The kitchen is complemented by a comprehensive range of high-end, integral appliances and a utility/laundry room.

The ground floor bedroom wing features three bedroom options, which include a sumptuous principal suite with sliding doors onto a rear terrace and garden, along with a luxurious en-suite bathroom (wet room) containing a whirlpool bath and shower with digital controls as well as underfloor heating. A second, guest bedroom features fitted wardrobes and a luxurious en-suite shower room with underfloor heating, this room is presently used as a study/music room. The third bedroom is currently utilised as an afternoon sitting room.

From the central hall a magnificent staircase rises elegantly to the first-floor accommodation. The entire first floor is dedicated to a wonderful, principal bedroom area which spans over 580sq. ft. This exceptional room features oversized Velux windows which flood the room with natural light. An exquisite en-suite bathroom and wet room features underfloor heating, a whirlpool bath and an open shower area with digital thermostat controls. Off the bedroom is a walk-in wardrobe and access to further loft storage space.





Woodlands is set in beautifully maintained and highly private gardens of around 0.25 acre (stms). A walled frontage provides a high degree of privacy and a block paved driveway and courtyard area to the front offers extensive parking solutions and access to a detached, double garage which features tiled flooring, electric and water supply.

A paved sun terrace wraps around the south and west elevations of the property to provide excellent entertaining space that perfectly complements the living areas. Off the south terrace is a delightful summer house.

Lawned gardens extend off the south and east elevations of the property to provide a delightful environment which is not overlooked and is fully enclosed by high hedging and fencing. The rear garden features further paved terracing, extensive lawns peppered by a fine selection of trees and shrubs plus a high-quality garden room fitted with power and lighting.

This rarely available setting also comes with the attractive option of enjoying further facilities and benefits that this unique development offers. For an annual charge, you can use the wonderful Romano Style indoor swimming pool with changing room and showers as well as a snooker room, club room and library. You can also have your private gardens fully maintained, gutters regularly cleared, and windows cleaned. Whether you are frequent travellers or just want to enjoy a low maintenance lifestyle this optional benefit could be highly attractive. Further information about this is available on request.





First Floor
Approximate Floor Area
585 sq. ft.
(54.39 sq. m)



Ground Floor
Approximate Floor Area
2004 sq. ft.
(186.22 sq. m)



Garage
Approximate Floor Area
300 sq. ft.
(27.85 sq. m)

SOWERBYS — a new home is just the beginning

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

Sheringham

IS THE PLACE TO CALL HOME



Sheringham's motto, 'The sea enriches and the pine adorns', sets the scene for all that this traditional seaside town encompasses.

Historians believe a Viking warlord settled his tribe in the area c.900, and the area later became a farming and fishing community.

The arrival of the railway in the early 19th century saw the town's population surge and the landscape evolve with a delightfully eclectic range of architectural styles. Today, the station sits on the mainline rail link to Norwich and onwards to London or Cambridge – whichever track you follow, it's an unbeatable coastal commuter town to come home to.

At the heart of Sheringham is a thriving high street with a parade of independent shops peppered with plenty of tourist stops offering sugary treats and colourful postcards. Park at the top of the hill, next to the heritage North



Norfolk Railway which runs steam and diesel trains to Holt in the summer months, and wind your way down to the seafront where a stunning Blue Flag pebble and sandy beach awaits for an indulgent hour spent stone-skimming.

Learn more about the relationship between sea and land at the town's museum, fondly known as The Mo, where retired lifeboats reflect the past and a showcase of the Sheringham Shoal Offshore Wind Farm presents the future of the coastline.

At the end of the high street stands the Sheringham Little Theatre, a real local treasure which attracts an illustrious cast of actors from the nationals and is renowned for a vibrant summer rep season and glorious Christmas panto. The Hub, in the theatre's foyer, is a fantastic community café and place to catch up on neighbourhood news.

Locals love to celebrate the town's heritage, with a week of Viking themed events in February, a shared Crab and Lobster Festival with Cromer in May and an all-out carnival in August.

After the bustle of town, step away from the crowds and head along the Norfolk Coastal path to the top of Beeston Bump, just 15 minutes out of town, and immerse yourself in nature as you survey stunning views over the North Sea, Sheringham and West Runton. Or for an even bigger adventure, head to Sheringham Park and take the Repton Walk to the Gazebo for 360° views across the surrounding countryside – what a wonderful town to call home.

Note from the Vendor



View of Sheringham from the cliff top

“Sheringham has a beautiful coast and a vibrant high street...”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating. Broadband connected.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 0037-3034-5202-9524-5200

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: ///rejoined.bright.started

AGENT'S NOTE

This property is exclusive to over 55s with only one person under 55 permitted. The current owners take advantage of the service agreement, but it is possible to opt out of this should you choose.

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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