

The Chalet Old  
Buckenham Road  
Carleton Rode  
Norwich



# The Chalet Old Buckenham Road

## Guide Price £925,000

### THE CHALET BUNGALOW IN OVER EIGHT ACRES...

Currently set up with high-end equestrian facilities, The Chalet offers limitless potential, with a five-double bed property in approximately 1.5-2 acres of gardens and a separate 6-6.5 acres devoted to its equine residents. The main house alone extends to over 170 m<sup>2</sup>, with a linked double storey extension which includes the fifth bedroom and could easily be converted into a separate annexe of over 100m<sup>2</sup>. There is ample scope to utilise the six stables, paddocks, hay field and outbuildings for equestrian purposes, or to consider other possibilities for this portion of the land which has its own access from the road. There is also ample opportunity to extend the existing chalet bungalow, which has been extensively renovated by the current owners since they bought the property 13 years ago.

Located on a quiet road and surrounded by open fields, The Chalet is on the edge of Carleton Rode, just over two miles from Old Buckenham and approximately five to six miles from the larger towns of Attleborough and Wymondham. An exceptional frontage with electric gates, a large turning circle and beautifully maintained grounds, the main house sits in a central position on this part of the plot, with a wrap-around garden mainly laid to lawn but with an abundance of mature trees: an oak, willow, sycamore, and fruit trees to the rear. There are open fields to the South and East, and the rear garden with its summer house, greenhouse, and patio areas, provides quiet and privacy.

Inside, the chalet-style property has a dual aspect, 32m<sup>2</sup> sitting room with wood burner, good sized kitchen/diner, two bedrooms, family bathroom and utility downstairs, with two further bedrooms upstairs. Adjoining the main house and accessed via the utility is an extension, comprising a study, wet room, and double garage downstairs, and a fifth bedroom upstairs. The kitchen/diner has an integrated dishwasher, fridge and wine cooler, a double cupboard, and a separate pantry. Double bedrooms three and four both benefit from cleverly configured built-in wardrobes and the family bathroom has a huge walk-in shower with wall-hung WC and basin. Upstairs, a galleried landing with window seat leads to a further two bedroom and shower room. The principal bedroom is a huge 24m<sup>2</sup>, with double cupboard and walk-in wardrobe. A Jack and Jill ensuite, with P-shaped bath and shower over, can also be accessed from the landing. Bedroom two is only slightly smaller with a wall of built-in wardrobes.

A large downstairs utility room links the main house to the extension, which could be kept as is, but could equally become a separate annexe since it already has independent access from the front drive, a downstairs wet room, and an extra-large double garage (ripe for conversion into a living area with kitchenette). The upstairs bedroom is over 30m<sup>2</sup> and is currently set up with separate sleeping and living areas either side of the stairs.

The equestrian area runs to approximately six acres, comprising a state-of-the-art stabling block, indoor menage, six paddocks, hay field and several outbuildings. Access is via a gate from The Chalet's garden, but also directly from the road via a driveway which is shared with neighbouring properties. This obviously offers up limitless opportunities if the current equestrian facilities are not required. Beyond the paddocks is a disused factory which has planning permission for the development of a small number of executive homes.

Agents notes...

Local Authority  
Breckland

Council Tax Band E

EPC Rating D

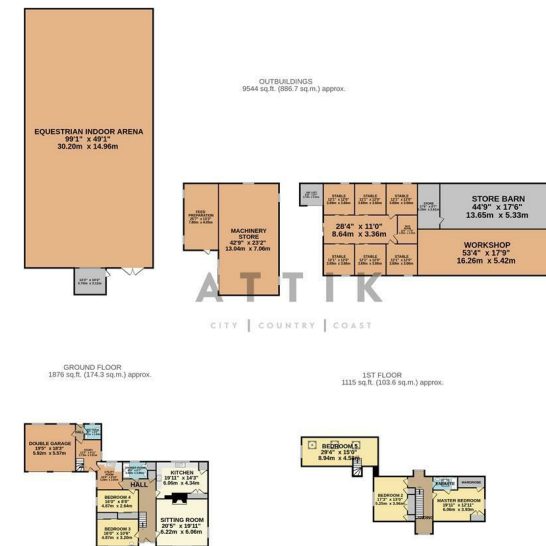


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TOTAL FLOOR AREA: 12536 sq.ft. (1164.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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