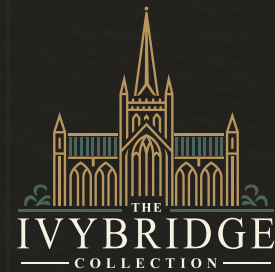


# THE VIEW







# THE VIEW

Dear Future Custodian of The View

From the moment we arrived here, The View felt like so much more than a house. It is a lifestyle, a place where every day feels like a holiday and every space invites you to live fully.

The infinity pool has been our backdrop for unforgettable gatherings, quiet morning swims, and evenings where the water met the sky. The gym/yoga studio, and sauna became our personal sanctuary, transforming wellness into a daily ritual.

Inside, every room was designed to be both beautiful and practical. The kitchen and snug became the heart of our home, hosting breakfast coffees, celebratory toasts, and relaxed evenings. The principal suite upstairs was our private retreat, with a balcony for sunrise coffees and an ensuite bath that melted away the day's stresses.

Owning The View has been a privilege, a lifestyle defined by comfort, elegance, and unforgettable moments. We hope you discover the same joy and inspiration here and that this home becomes your place of laughter, love, and a life well lived.

With every good wish for your new chapter...



**WHERE LOCAL  
AWARD-WINNING  
ARCHITECTURAL  
BRILLIANCE  
MEETS LIFESTYLE  
MASTERPIECE**

Discover a home where contemporary design and luxury living intersect.

The View is more than an address; it's a declaration of your lifestyle, meticulously crafted to deliver indulgence, wellness, and entertainment on an uncompromising scale.



**WHERE EVERY  
DAY FEELS LIKE A  
HOLIDAY**

Step outside to the south-facing patio and prepare to be captivated by the stunning infinity pool.

Designed to blur the lines between home and resort, this architectural marvel creates a seamless horizon of water and sky.

Whether you're hosting summer soirées, enjoying a quiet morning swim, or simply soaking up the sun, the pool area defines modern luxury living.









## A PRIVATE SANCTUARY FOR BODY AND MIND

Inside, a dedicated gym and yoga studio ensures that fitness and relaxation are always within reach.

Bathed in natural light, this versatile space is complemented by a state-of-the-art sauna and private shower room, transforming wellness into a daily ritual rather than a rare treat. Here, mind and body are nourished in equal measure.



## ENTERTAINMENT REDEFINED

When the sun sets, retreat to your own private cinema.

Thoughtfully designed to rival any commercial theatre, this space offers the ultimate in cinematic experiences, an immersive escape without leaving the comfort of your home.

Whether it's blockbuster nights with family or intimate screenings with friends, the cinema elevates home entertainment to an art form.





## ARCHITECTURAL FLOW AND FUNCTION

Beyond these signature features, The View continues to impress at every turn. The heart of the home boasts an expansive kitchen/ breakfast room with adjoining snug, perfect for casual dining or refined entertaining.

The snug invites quiet moments of reflection, while the dining room is a canvas for unforgettable gatherings. An adaptable office/ bedroom 5 ensures the home flexes to your needs.





## A PRINCIPAL SUITE THAT RIVALS THE WORLD'S BEST HOTELS

Upstairs, the principal bedroom suite is a private retreat designed for rest and rejuvenation.

A private balcony offers sweeping views, while the dedicated dressing room and luxurious en-suite bathroom with built in tv bring spa-level comfort home.



## A HOME THAT REDEFINES LIVING

From the infinity pool to the sauna, the gym to the cinema, The View is a masterclass in architectural luxury.

It's a home that doesn't just impress—it inspires. Every detail invites you to embrace a lifestyle defined by elegance, comfort, and the pursuit of the extraordinary.







### ENTRANCE HALL

A grand, light-filled entrance hall welcomes you with high ceilings and bespoke finishes, setting the tone for the elegance that unfolds throughout the home.



### OFFICE/BEDROOM 5

A versatile, light-filled space designed for those who value productivity without compromising on style. Thoughtfully crafted to function as a high-end home office or an elegantly appointed guest suite, this room seamlessly adapts to the demands of modern luxury living with views over the pool.





## KITCHEN/BREAKFAST ROOM/SNUG

A chef's dream, this expansive kitchen boasts state-of-the-art appliances, a large central island, and a walk-in pantry, seamlessly blending functionality with style. Discreetly positioned on the wall, a sleek control panel offers intuitive access to the integrated Sonos sound system and underfloor heating around the home, bringing both ambience and comfort at the touch of a button. Flowing through to the snug, a cosy retreat awaits, with room for plush seating and soft ambient lighting, perfect for intimate gatherings or quiet relaxation whilst gazing through the stunning floor-to-ceiling windows across the pool and patio.



## DINING ROOM

The dining room at The View is a harmonious blend of architectural elegance and natural beauty. Expansive floor-to-ceiling windows dominate the space, inviting an abundance of natural light that accentuates the room's refined finishes. These large panes of glass not only illuminate the interior but also frame picturesque views of the pool and gardens, creating a seamless connection between the indoors and the serene outdoor environment. The room's design is both sophisticated and inviting with a neutral palette that complements the surrounding scenery. Whether hosting formal dinners or enjoying intimate family meals, the dining room provides a setting that is both luxurious and comfortable, making every dining experience memorable.





## REAR PATIO/POOL AREA

While the interiors impress at every turn, the flow to the outside is equally exceptional. Both the kitchen and dining room open directly onto a landscaped patio and entertaining area — perfect for summer gatherings, long lunches, or relaxed evenings around the firepit. With space for al fresco dining, ambient lighting, and garden zones designed for privacy and celebration, the outdoors becomes an extension of the home's luxurious heart.



## OFFICE

Bathed in natural light and overlooking the serene herb garden and secluded patio, this beautifully appointed space is ideal for focused work or quiet retreat. With bespoke finishes and a calming ambience, it offers a refined setting for a home office, creative studio, or private study—balancing sophistication with practicality in perfect harmony.



## REAR HALLWAY WITH STAIRCASE & LIFT

Featuring a staircase, discreet private lift to the first floor, a further downstairs WC as well as entrance to the Study and access to the triple garage.



## TRIPLE GARAGE

A spacious and impeccably finished triple garage, providing secure accommodation for prized vehicles and additional storage. Crafted to the highest standards, exceptionally well lit, it ensures that convenience and luxury are never mutually exclusive.







### SITTING ROOM/STUDIO WITH BALCONY

A sophisticated sanctuary designed for both relaxation and creativity. Bathed in natural light from expansive windows, this versatile space seamlessly integrates indoor comfort with the outdoors via a private balcony, offering sweeping views of the gardens and infinity pool below. Perfect for unwinding with a book, entertaining guests, or pursuing artistic passions, this room exemplifies luxury living at its finest.



### PRINCIPAL BEDROOM WITH BALCONY, DRESSING ROOM & EN-SUITE

An opulent master suite that epitomises modern elegance and comfort. The spacious bedroom is flooded with natural light, leading out to a private balcony where morning coffee becomes a serene ritual. A fully fitted walk-in dressing room offers ample space for a luxury wardrobe, while the spa-inspired ensuite boasts a freestanding soaking tub with integrated television, double vanity, and shower, perfect for unwinding in style. This is more than a bedroom; it's a personal sanctuary that elevates daily living.







### BEDROOM 2 WITH EN-SUITE

A beautifully appointed guest suite that balances style with comfort. Generously sized and featuring luxurious finishes, it boasts large windows that invite natural light, creating an airy, welcoming atmosphere. The private en-suite bathroom features high-end fixtures and refined tiling, ensuring guests enjoy every modern comfort in an exclusive setting.



### BEDROOM 3 WITH EN-SUITE

A thoughtfully designed bedroom that offers a refined haven for family or guests. Sofit lighting, quality materials, and a peaceful palette make this room as inviting as it is elegant. The en-suite bathroom features premium fittings, delivering an experience that makes every morning feel special.



### BEDROOM 4 WITH EN-SUITE

A tranquil retreat designed for relaxation and privacy. This bedroom features expansive windows with views over the landscaped gardens, creating a calm and restful ambiance. The en-suite bathroom is finished to the highest standards, featuring a walk-in shower and designer fixtures, ensuring comfort and luxury at every turn.







## INFINITY POOL

An architectural masterpiece that epitomises resort-style living, the heated infinity pool at The View seamlessly merges with the horizon, creating a striking visual spectacle. Perfectly positioned to catch the sun's rays, it offers a private oasis where you can unwind in luxurious seclusion. Whether hosting sophisticated poolside soirées or enjoying a tranquil sunset swim, this pool transforms every day into a holiday.



## SOUTH-FACING PATIO

An expansive, sun-drenched patio designed to celebrate the art of outdoor living. Crafted with elegant stonework and thoughtfully positioned to embrace Norfolk's long summer days, it's an ideal setting for al fresco dining, evening cocktails, or simply lounging in the warmth of the sun. A seamless extension of the home's interior, this space invites relaxation and memorable gatherings.











## LOWER GARDEN WITH VINES, GREENHOUSE/ POTTING SHED & STORE

South facing, featuring established vines that evoke the romance of a private vineyard, alongside a functional greenhouse for year-round cultivation, it's a space where passion for gardening flourishes. Thoughtfully integrated storage ensures that every tool and accessory is conveniently at hand, creating a seamless blend of beauty and practicality - a space where mind and body are nourished in equal measure.





## FLOOR PLAN

Approximate floor area = 483.4 sq m / 5,203 sq ft  
Outbuilding = 16.8 sq m / 181 sq ft  
Total = 500.2 sq m / 5,384 sq ft (including garage)



## KEY FACTS

Tenure: Freehold  
Council Tax Band: G (Broadland District Council)  
EPC Rating: B (88) – full certificate available on request  
Parking: Private driveway and triple garage with EV charging  
Heating: Mains gas central heating, underfloor heating, solar panels  
Construction: Detached home of standard construction

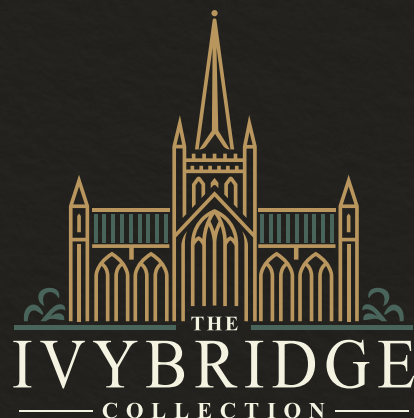
This property is not listed and lies outside of any conservation area.

## DISCLAIMER & MATERIAL INFORMATION

This brochure contains key information required under National Trading Standards material disclosure guidelines. A full Material Information Pack is available upon request.

Lifestyle descriptions, stylistic terms, and opinion-based language are provided to inspire and should not be relied upon as factual representations unless explicitly stated. Purchasers are advised to verify all material aspects through their solicitor, surveyor, or relevant authority.





At The Ivybridge Collection, we blend personal insight with professional expertise to deliver exceptional property journeys. Inspired by Norfolk's rich heritage and the unique stories of every home, we are here to help you navigate the next chapter of your life with care and precision.

**READY TO EXPLORE THE VIEW IN PERSON?  
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OR EMAIL [ROBERT@THEIVYBRIDGECOLLECTION.COM](mailto:ROBERT@THEIVYBRIDGECOLLECTION.COM)  
TO ARRANGE A DISCREET, PRIVATE VIEWING  
AT YOUR CONVENIENCE.**



Including floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only.

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