



New House Hill Farm, Oxwick Fakenham NR21 7HX

welcome to

New House Hill Farm, Oxwick Fakenham

New House is a detached five-bedroom farmhouse sitting on a generously sized plot, situated on the edge of the village of Oxwick. Please call us now to arrange a viewing!



Location

Oxwick is rural hamlet conveniently located between Fakenham and Dereham and close to the source of the River Wensum - the largest chalk-fed river in Norfolk, designated as a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC). The north Norfolk coast is approximately a half hour's drive away at Blakeney.

The village of Colkirk, about a mile to the north, provides primary education from an Ofsted 'Good' school with well-respected secondary schools at nearby Litcham, Reepham or Fakenham. Colkirk also benefits from a village inn, church, recreation ground, play area and village hall.

Fakenham provides an excellent range of amenities including supermarkets, medical centre, cinema, library, and sports facilities - not forgetting the excellent weekly market and Fakenham Racecourse.

Entrance Porch

Brick built with door to the front.

Entrance Hall

Stairs to the first floor, understairs storage cupboard, two storage cupboards and window to the side.

Lounge

13' 4" x 26' 4" (4.06m x 8.03m)

Open fire with marble hearth, 2 radiators, doors into conservatory, window to the front and side.

Sitting Room

14' x 12' (4.27m x 3.66m)

Open fire, radiator, serving hatch into kitchen, sliding door to the front, window to the front and side.

Office

8' 5" x 18' 4" (2.57m x 5.59m)

Radiator, window to the side and rear.

Kitchen / Dining Room

13' 9" x 7' 9" (4.19m x 2.36m)

Kitchen with wall and base units, double eye level oven, hob, extractor, sink with drainer, space for slim dishwasher, radiator, serving hatch into sitting room, pantry cupboard and window to the side.

Utility Room

Wall and base units, WC, oil tank, boiler and space for white goods.

Conservatory

32' 7" x 21' 7" (9.93m x 6.58m)

Wrap around brick and uPVC surround.

Bathroom (Downstairs)

Undergoing refurbishment suite comprising of free standing bath, shower, WC, wash hand basin, window to the side and rear.

Landing

Loft access and carpet.

Bedroom One

13' x 13' 8" (3.96m x 4.17m)

Radiator, carpet and window to the front and side.

Bedroom Two

14' x 8' 4" (4.27m x 2.54m)

Fitted wardrobe, carpet and window to the front.

Bedroom Three

10' 8" x 13' 1" (3.25m x 3.99m)

Radiator, carpet and window to the rear and side.

Bedroom Four

10' 8" x 9' (3.25m x 2.74m)

Carpet, radiator and window to the side.

Bedroom Five

9' 6" x 8' 2" (2.90m x 2.49m)

Carpet, radiator and window to the rear.

Bathroom

Avocado suite comprising of bath, wash hand basin and fully tiled window to the front.

WC

WC, fully tiled and window to the rear.

Garage

9' 8" x 15' 8" (2.95m x 4.78m)

Outbuilding



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New House Hill Farm, Oxwick Fakenham

- FIVE BEDROOM DETACHED FARM HOUSE
- WRAP AROUND CONSERVATORY
- STUDY
- AMPLE PARKING & GARAGE
- CONSIDERABLE SIZED PLOT

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C



£750,000

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
FKM108429 - 0002

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