









## 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'  $\times$  13' 8" (  $3.96m \times 4.17m$  ) 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" (  $3.25m \times 3.99m$  ) Radiator, carpet and window to the rear and side.

## **Bedroom Four**

10' 8"  $\times$  9' (3.25m  $\times$  2.74m) Carpet, radiator and window to the side.

## **Bedroom Five**

 $9' 6" \times 8' 2" (2.90m \times 2.49m)$  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** 





## welcome to

## **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



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). Power by to www.fore. Consalgent.com

# £750,000









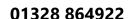
Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/FKM108429



Property Ref: FKM108429 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

an offer are vices and I for this o pay a e content





william h brown

Fakenham@williamhbrown.co.uk



Royal Oak House 18 Oak Street, FAKENHAM, Norfolk, NR21 9DY



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.