

# Arnolds | Keys



**Parsons Oak, Briston Road, Saxthorpe, NR11 7BP**

**Guide Price £675,000**

- STUNNING GROUNDS MEASURING APPROX 1.2 ACRES
- FIVE BEDROOMS
- THREE RECEPTION ROOMS INCLUDING HOME OFFICE
- 'L' SHAPED KITCHEN/DINING ROOM
- AMPLE OFF ROAD PARKING WITH GATED ENTRANCE
- VIEWS TO THE CHURCH
- MARBLE FIREPLACE WITH INSET WOOD BURNER
- 5 MILES FROM MARKET TOWN OF AYLSHAM



# Parsons Oak, Briston Road, Saxthorpe NR11 7BP

Situated on the outskirts of the idyllic village of Saxthorpe, this spacious detached home enjoys stunning mature grounds measuring approximately 1.2 acres. The property boasts bright accommodation with five bedrooms, three bathrooms, three reception rooms and ample off road parking.



Council Tax Band: E



## DESCRIPTION

Parsons Oak is a beautifully presented detached home ideally situated on the outskirts of the village of Saxthorpe. The property is positioned on a generous sized plot measuring approximately 1.2 acres to include a stunning, landscaped garden with a range of mature trees including an assortment of fruit trees, an oak, blossom and magnolia tree. To the front a gated entrance leads to ample off road parking.

The home offers extended, spacious and bright accommodation with many dual aspect rooms. The accommodation comprises an 'L' shaped kitchen diner, utility room, ground floor double bedroom and shower room. The living room is a sunny yet cosy room, which features a stunning marble fireplace with inset wood burning stove and French doors leading out to the patio seating area. A second reception room and ground floor cloakroom completes the ground floor accommodation. To the first floor are four bedrooms; three of which are double rooms, a family bathroom and a separate shower room. The dual aspect principle room is flooded with light and enjoys views across to the Church.

## LOCATION

The property is located on the outskirts of the village of Saxthorpe, located 5 miles north west of the market town of Aylsham and 16 miles north of the city of Norwich. Saxthorpe is close to the village of Corpusty, which offers a local primary school, pub and a village hall. Saxthorpe boasts a range of local countryside walks and is approximately 10 miles from the beautiful North Norfolk Coastline.

## ENTRANCE PORCH

Timber framed doors to front and rear entrance porch, vinyl flooring.

## BEDROOM THREE

Double glazed window to rear, electric wall heater, carpet.

## SHOWER ROOM

Double glazed window to side, walk-in shower with mains fed rainfall shower attachment. Heated towel rail, WC, wash hand basin, vinyl floor and extractor fan.

## REAR STORE/PORCH

Sheltered area with stainless steel sink, shelves and lighting.

## UTILITY ROOM

Double glazed window to side. Wall units, butler sink, space and plumbing for washing machine and space for freezer, vinyl floor.

## KITCHEN

Double glazed window to side aspect, fitted with a range of wall and base units with one and a half bowl stainless sink and drainer, integrated electric double oven and hob with cooker hood over. Space and plumbing for dishwasher and space for fridge freezer, radiator, vinyl floor, 'L' shaped to:-

## DINING AREA

Double glazed window to side, French doors to garden, radiator.

## HOME OFFICE

Double glazed window to side, radiator, carpet, original front door.

## REAR HALL

Carpet, stairs to first floor, built-in cupboard, radiator.

## LIVING ROOM

Double glazed French doors to rear, marble fireplace with inset wood burner, carpet, two radiators.

## WC

Three small double glazed windows to rear, WC, wash hand basin, carpet, built-in understairs cupboard.

## RECEPTION ROOM

A dual aspect room two full length double glazed windows to rear, double glazed window to side, carpet, two radiators.

## FIRST FLOOR LANDING

Double glazed window to rear, carpet, radiator, two built-in cupboard with shelving units.

## BEDROOM ONE

A dual aspect room with double glazed windows to side with views of the church, and two to the rear. Built-in wardrobe, carpet, two radiators.



#### BEDROOM FOUR

Double glazed window to side with views of church, carpet, radiator.

#### SHOWER ROOM

Double glazed window to side, double shower cubicle with mains fed shower and rainfall shower head, wash hand basin, tiled floor, heated towel rail and extractor fan.

#### BATHROOM

Two double glazed windows to side aspect. Three piece suite comprising bath with electric power shower over, WC, wash hand basin, heated towel rail, tiled floor and walls, LED mirror.

#### BEDROOM THREE

Double glazed window to side, carpet, radiator, built-in wardrobe.

#### BEDROOM TWO

Dual aspect with double glazed windows to rear and side, carpet, two radiators and wash hand basin.

#### EXTERNAL

The property is approached via a gated entrance leading to a generous parking area with space for multiple vehicles and a mature oak tree to the side. There is side access through to the rear garden which has been extended to provide approximately 1.2 acres of beautiful mature grounds with a summer house, greenhouse and large shed. The garden is mostly laid to lawn with a raised patio area accessed from the living room, a pond and a range of mature trees and shrubs. For the keen historians there is also a WW2 pill box located towards the corner of the garden.

#### AGENTS NOTES

This property is Freehold.

Mains drainage, electricity and water connected.

Council tax band:











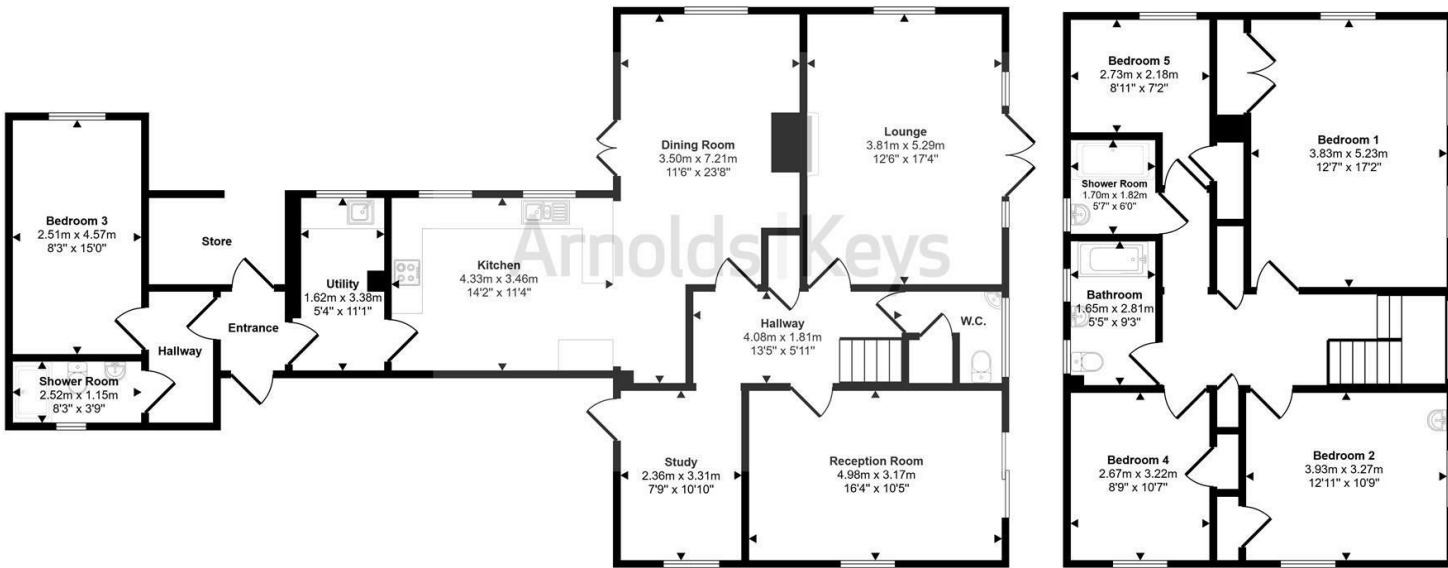
## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>70</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Internal Area  
204 sq m / 2193 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Mede Snappy 360.