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THE STORY OF

Vine Cottage

Swaffham, Norfolk

SOWERBYS

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Vine Cottage

Pleasant Row, Swaffham,
PE37 7DT

Period Detached Home

Sold with No Upward Chain

Tucked Away in the Heart of Swaffham

Kitchen/Breakfast Room Opening to 33 ft. Garden Room

Three Further Reception Rooms

Cellar and Separate Gym

Five Bedrooms with Three En-Suites

Ground Floor Laundry Room

Private Location

Fully Enclosed Garden

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“It’s like living in a modern house, but with a traditional outlook...”

An impressive, detached property, Vine Cottage has all the luxury and grandeur of a period home whilst being easily maintained. Having been a cherished family home for 27 years, and the time has come for a new owner to begin making memories here.

The property is tucked away from the main road, offering privacy. When you drive up the private driveway and pass through the wooden gates, the property in all its beauty reveals itself.

Inside, there is plenty of reception space, but the kitchen/breakfast room is the heart of the home. It has a contemporary

style with a touch of country charm, featuring a lovely Aga and a beautiful built-in dresser unit. The kitchen opens up to a spacious garden room, which serves as a dining area and sitting room, perfect for entertaining.

In addition to the kitchen, there are three further reception rooms, ideal for a growing family or those who work from home. Wine enthusiasts will appreciate the property’s cellar.

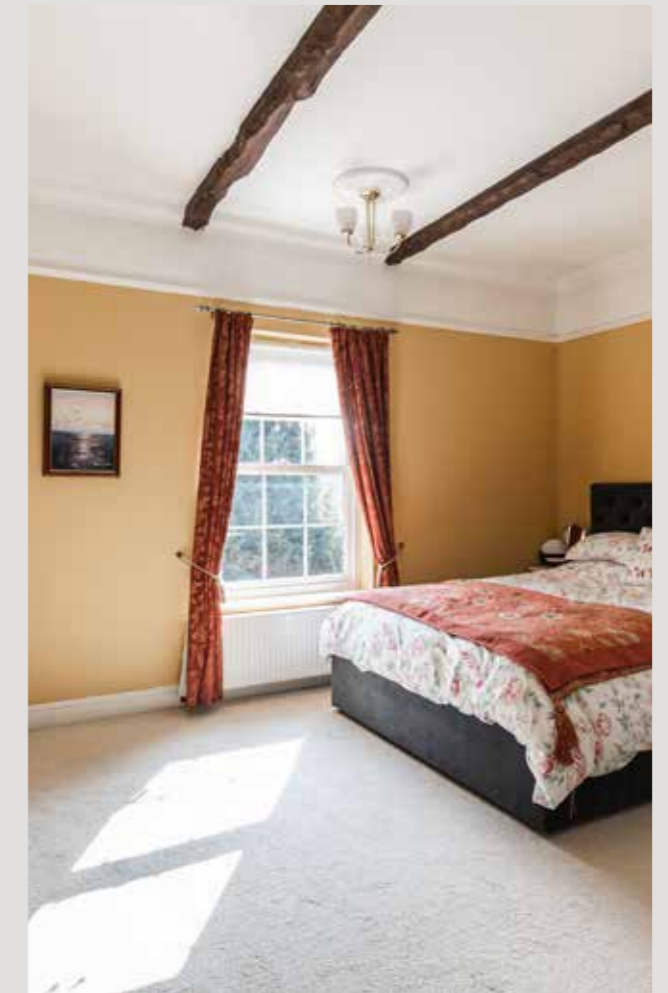
On the ground floor, you’ll also find a WC, utility room, and a separate gym, catering to various needs.





“...named after the vine which grows in the conservatory.”

Upstairs, there are five double bedrooms, all generously sized, with three of them having en-suite bathrooms. The sumptuous principal bedroom is particularly impressive.



Outside, the low-maintenance garden includes a gravel driveway with plenty of parking space, a large patio for outdoor dining, and a lawn area for a peaceful atmosphere.

This beautiful home combines modern updates with a traditional feel and is ready for new owners to move in and enjoy.

“...living here as a family everyone has had their own space.”





“We’ve loved being so close to the town, whilst feeling far away from the noise and traffic...”



SOWERBYS — a new home is just the beginning

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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ALL THE REASONS

Swaffham

IN NORFOLK
IS THE PLACE TO CALL HOME



An historic and thriving market town, Swaffham is situated approximately 15 miles east of King's Lynn and approximately 30 miles from Norwich.

There is an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent golf club.

The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

The town also boasts a museum which focuses on many different and impressive parts of local history. One key gallery is The Carter Centenary, a chance to learn about

Howard Carter, famous for the 1922 discovery of the tomb of Tutankhamun - whose extended family lived in Swaffham.

The town offers a great hub for those who wish for a perfect family life. It has a series of schools for different ages, along with being relatively close to other schools including Greshams, Langley Hall and Beeston Hall School

It's also a good base to call home with local activities and entertainment including theatre, open gardens, nature reserves and more.

Swaffham is only around two hours by train to London, with great access to Cambridge and a short journey to Holt, Wells, Brancaster and Burnham Market - as well as the popular little seaside town of Sheringham. Norwich too is quick trip and provides an airport, offering direct flights to Amsterdam.



Note from the Vendor



Oxburgh Hall

“Oxburgh Hall and its grounds are wonderful to explore..”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref- 0281-3029-4208-2397-1200

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///improve.materials.crunches

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SOWERBYS



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