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THE STORY OF

# Chartwell

*Wormegay, Norfolk*

SOWERBYS





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# Chartwell

Bardolphs Way, Wormegay, Norfolk  
PE33 0SF

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Sitting on a 3.3 Acre Plot (STMS)

Detached Family House

Open-Plan Kitchen/Dining Room

Sitting Room with Log Burner and  
Breath-Taking Views Over Fields

Separate Snug/Study

Four Double Bedrooms

En-Suite to Principal Bedroom

Ample Off-Road Parking and Double Garage

Beautifully Landscaped Garden

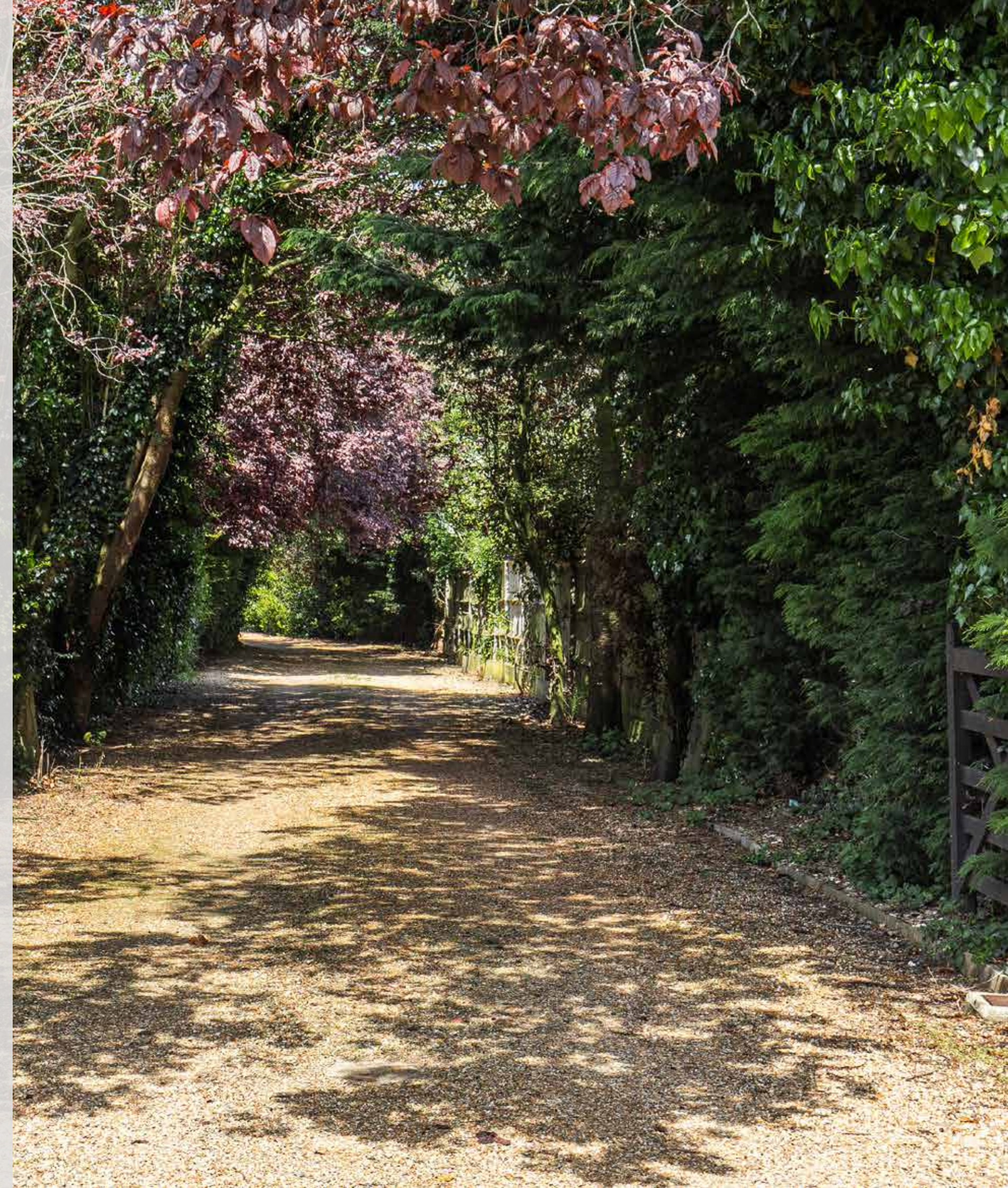
Peaceful and Quiet Location in a Very Private Setting

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“Moving here changed our lives in every way. We went from a semi-detached house to a home offering a peaceful haven.”

Nestled down a long, private drive, Chartwell is a hidden gem. The current owners have transformed the property and grounds into a truly fantastic home, where their children and grandchildren have enjoyed many cherished visits.

Set on a spacious plot, this property

offers plenty of room for further extensions - subject to relevant planning. The open-plan kitchen and dining room, created by removing a partition wall, is now a bright and airy space. With ample counter space for cooking enthusiasts and easy garden access, it's a favourite spot in the house.





The family room, with its triple aspect windows, is bathed in natural light and offers breathtaking views over wildlife-rich fields; it's a room which makes the property feel extra special.

For those who work from home, there's a separate snug/study which could also serve as a playroom or a ground floor guest bedroom.

Upstairs, the spacious landing leads to four bedrooms and the family bathroom. Each bedroom is a good-sized double, with the principal bedroom featuring its own en-suite shower room.











The outdoor space is a stand-out feature. The long drive and double garage offer ample parking, while the low-maintenance garden is perfect for socialising. A large patio is ideal for summer barbecues, with a covered area for inclement weather. The garden extends to 3.3 acres (STMS), mostly wild meadow with trimmed pathways, offering potential as an equestrian space.

Living here has meant our clients could enjoy a peaceful, quiet home in a lovely village with a strong sense of community. They have been delighted with the tranquillity and privacy, lovingly calling this home - but there is now a chance for someone new to experience the joys of Chartwell.







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.



ALL THE REASONS

# Wormegay

IN NORFOLK  
IS THE PLACE TO CALL HOME



The village of Wormegay is located approximately seven miles from the historic town of King's Lynn.

A peaceful village setting, yet well-located close to the A10, one of the village's landmarks is its adjacent Wormegay Castle, a unique earthwork motte-and-bailey fortress. The large motte is encircled on three sides by a two-meter-deep ditch.

Close to other nearby village, such as Tottenhill, Shouldham, and Setchey, there are amenities close by but perched on the banks of the River Ouse, nearby King's Lynn offers the most immediate town.

A centre of trade and industry since the Middle Ages, King's Lynn and its rich history is reflected in the many beautiful buildings

which still line the historic quarter.

King Street, which runs from Tuesday Market Place to the Custom House, was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England.

With Cambridge, Peterborough and Norwich all within an hour's drive from the town, its direct rail line into London King's Cross - arriving in the capital in just 1 hour 40 minutes - can be caught from Watlington for residents of Wormegay. With the connectivity afford by this area of West Norfolk, growing number of professionals seeking an easy commuter route are attracted to the area and the glorious Norfolk countryside.



Note from the Vendor



Chartwell sits on a 3.3 acre plot (STMS).

“We’ve loved being in the garden and looking down the field.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Drainage to a septic tank. Oil-fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 6034-3725-3300-0073-7206

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

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# SOWERBYS



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