



THE STORY OF

Grove House

Marham, Norfolk

SOWERBYS



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Grove House

Squires Hill, Marham
Norfolk, PE33 9HY



Exquisite Grade II Listed Former Vicarage

Sitting on 1.5 Acre Plot (STMS)

Three Bright and Spacious Reception Rooms with
Beautiful Sash Windows and Original Shutters

Kitchen/ Dining Room with Easy Access to the Garden

Five Double Bedrooms

Family Bathroom and Separate Shower Room

Outdoor Heated Swimming Pool

Tucked Away Providing a Feeling of Privacy and Seclusion

Workshop and Garage that had Planning Granted
(Now Lapsed) To Be Converted To An Annexe

Sold With No Onward Chain



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“We would describe our home as still and relaxed.”

Over the past 19 years, Grove House has been a cherished family home where children experienced an exceptionally privileged lifestyle, giving the family a perpetual sense of being on holiday every day.

Dating back to 1820, Grove House is a Grade II Listed building originally constructed as a vicarage for Marham church. The original church is believed to have been situated at the top of the hill within the garden.

If privacy is a top priority, this beautiful home certainly meets that need—it is somewhat secluded and challenging to find. However, as soon as you pull into the drive leading to the property, Grove House makes an impressive statement.

Entering the house feels like stepping back in time, yet it maintains a contemporary feel. At the front, two equally sized reception rooms provide a perfect environment for relaxation. Both rooms feature fireplaces, original sash windows, and original shutters, brimming with charm and character.

Towards the rear of the property, you’ll be drawn to the central hub—the open-plan kitchen/dining room. With views over the gardens and easy access to the outdoor heated swimming pool, this space becomes the focal point during summertime.

No property of this calibre would be complete without a snug or games room, designed to be versatile, enhancing the holiday-like atmosphere of this home.





Upstairs, the landing leads to five double bedrooms, a bathroom, and a separate shower room. Four of the bedrooms come with built-in wardrobes. Like the rooms downstairs, these are filled with original features, with the original floorboards adding an extra touch of elegance.



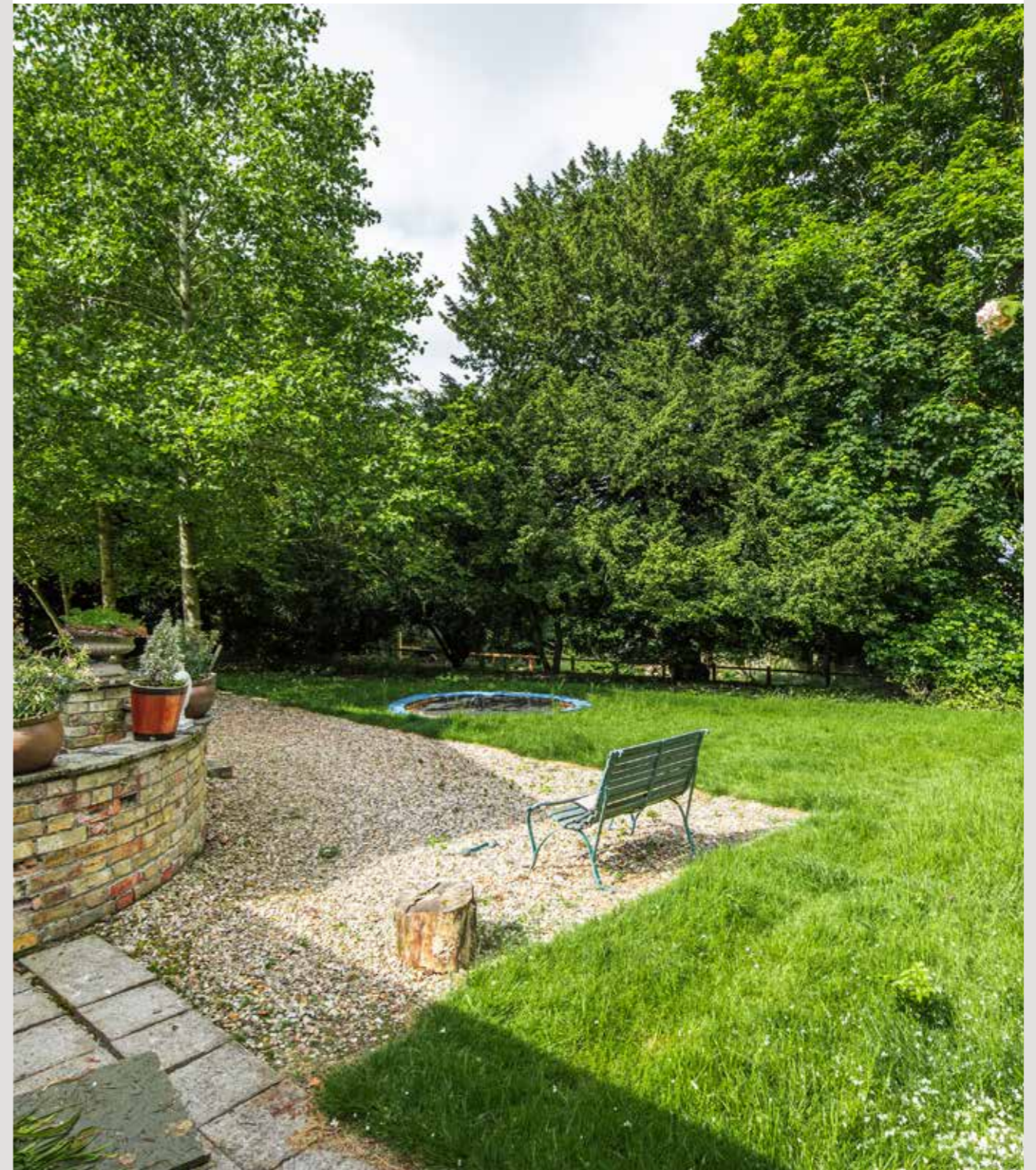


The sweeping drive, garage, and workshop provide ample parking for several vehicles. The grounds are well-established, featuring mature trees and beautiful lawns—perfect for a game of croquet or kicking a ball around.

family and friends. The heated pool can be enjoyed even in the middle of winter.

This superb former vicarage, set on a plot measuring nearly 1.5 acres, offers a private and tranquil location. It is available for sale with no upward chain.

On warmer days, the courtyard and outdoor pool offer entertainment for





“It is such a luxury to have a pool.”





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.

ALL THE REASONS

Marham

IN NORFOLK
IS THE PLACE TO CALL HOME



Marham is just over 13 miles from King's Lynn and just under 9 miles from Swaffham. The first appearance of the name 'Marham' is in the Domesday Book, where the place is referred to as 'Merham' ~ the hamlet by the mere.

The village has a pre-school group, and a County First and Middle School. It has a doctors' surgery and dispensary. There is also Holy Trinity Church which dates back in parts to the 14th century. RAF Marham, there is a Spa store and post office, has a families club on the base, Marham Bowl, which has a bowling alley, sports facilities and a club. This is open to all Marham residents.



Note from the Vendor



“We have loved the sense of freedom here and being immersed in nature.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating/ Drainage via septic tank.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

To be confirmed.

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

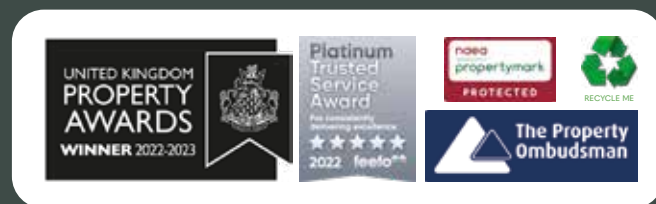
Freehold.

LOCATION

What3words: ///dolls.overhead.petulant

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