



THE STORY OF
Florence House

Whittington, Norfolk

SOWERBYS



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PE33 9TT

Exclusive Enclave of Just Six
Executive Country Homes

Traditional Oak-Framed Porch

Open Plan Kitchen, Dining and Family Room

Bi-Fold Doors Seamlessly Connecting
Indoors With The Garden

Cosy Living Room with Charming Log-Burner

Separate Study

Four Generous Double Bedrooms,
Two with En-Suite Bathrooms

Beautifully Appointed Family Bathroom

Ample Off-Road Parking, Cart
Lodge and Single Garage

Landscaped Garden Perfect for
Outdoor Entertainment

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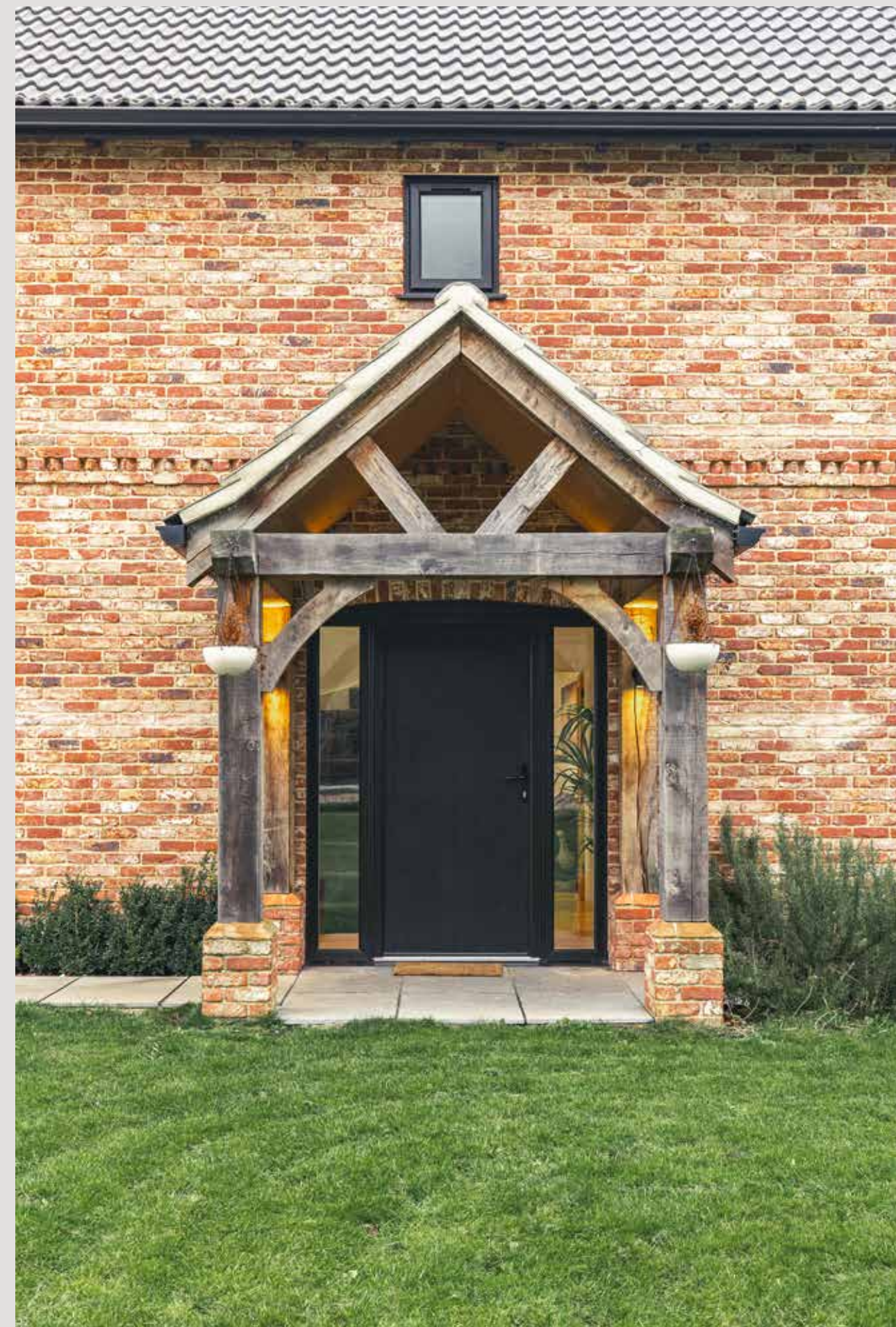
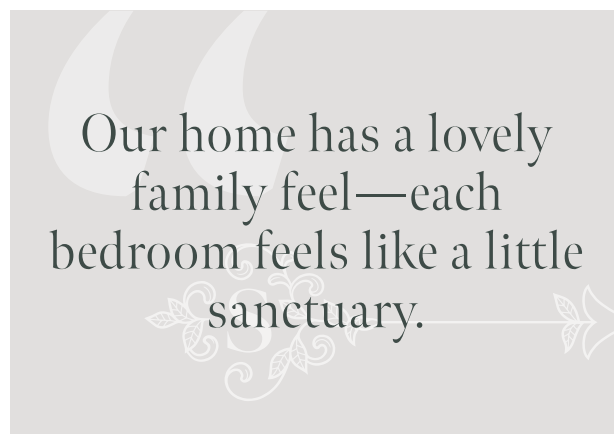


Set within the exclusive enclave of Meadow Gardens—an intimate collection of just six executive country homes—this exceptional residence has been crafted with an exquisite balance of character and contemporary luxury. Designed to sit harmoniously within its surroundings, the home exudes a sense of belonging, as though it has always been part of the landscape.

From first glance, the property's striking kerb appeal is undeniable. A traditional oak-framed porch creates a warm welcome, while classic estate fencing frames the substantial frontage, setting the tone for the elegance found within.

Stepping inside, the home unfolds beautifully, blending functionality with an inviting atmosphere. The heart of the property is the magnificent open-plan kitchen, dining, and family room—a space bathed in natural light, with bi-fold doors seamlessly connecting the indoors with the garden beyond. This is a place for both entertaining and quiet reflection, where the changing seasons can be enjoyed from the comfort of your own home. A separate utility room adds convenience, while the cosy living room, complete with a charming log burner, provides the perfect spot to unwind. For those who require a dedicated workspace, the study offers a peaceful retreat with inspiring views.

Upstairs, four generous double bedrooms provide both comfort and flexibility. Two of these benefit from their own en-suite bathrooms, offering a touch of indulgence, while all enjoy access to the beautifully appointed family bathroom. The rear-facing rooms take full advantage of uninterrupted meadow views—a daily reminder of the home's idyllic setting—while the front-facing rooms enjoy the privacy and tranquillity of the tree-lined driveway approach.



Outside, the home continues to impress. Ample off-road parking is complemented by a charming cart lodge and a large single garage, ensuring practicality meets style. The landscaped gardens invite outdoor enjoyment, whether it's dining al fresco on summer evenings or simply embracing the serenity of the surrounding countryside.

More than just a home, this is a lifestyle—a rare opportunity to experience the very best of rural Norfolk, where traditional charm meets modern comfort in perfect harmony.



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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Whittington

A RURAL RETREAT WITH HISTORY, NATURE AND WELCOMING COMMUNITY

Whittington is a picturesque village, known for its charming countryside, historical character, and welcoming community. Situated near the River Wissey, it provides a peaceful retreat while still being within easy reach of larger towns and attractions.

One of the village's most notable landmarks is St. Michael's Church, with its impressive architecture and tranquil setting, it is a key part of Whittington's heritage. For those who enjoy the outdoors, the surrounding countryside is perfect for scenic walks, with footpaths leading through fields, woodlands, and along the riverbanks. The area is a haven for wildlife, making it a great spot for nature lovers and birdwatchers.

For dining and socialising, Whittington and its nearby villages have a selection of traditional pubs and eateries. Local favourites, such as The Plough Inn, offer classic dishes in a cosy, welcoming atmosphere. Many of these establishments showcase Norfolk's fantastic local produce, from fresh seafood to hearty meats and seasonal vegetables.

Beyond Whittington, there are plenty of attractions to explore. A short drive away is the magnificent Sandringham Estate, the private country retreat of the Royal Family. Visitors can tour the house, wander through the stunning gardens, and learn more about royal history at the museum. Norwich, the county's historic capital, is also within reach and offers a fascinating mix of medieval architecture, bustling markets, and cultural attractions, including Norwich Castle and the stunning Norwich Cathedral. Another must-visit location is the Norfolk Broads, where visitors can take a boat trip along its winding waterways or enjoy a peaceful picnic beside the water.



Note from the Vendor



“Moving here allowed us to have a slower pace of life in a quiet, small community, with access to the river and lovely walks.”



SERVICES CONNECTED

Mains water and electricity. Private drainage. Heating via air source heat pump and underfloor heating to the ground floor living space. The property also benefits from an EV charging point.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:- 0039-2831-4000-0125-2292

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: ///education.outpost.meant

AGENTS NOTE

Management company requires 1/6 cost contributions towards shared maintenance from each home. Currently set at £600 per year in April.

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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