



THE STORY OF

Threshing Barn

Oxborough, Norfolk

SOWERBYS



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Threshing Barn

Oxborough, Norfolk
PE33 9QB

Stunning Barn Conversion in a
Private Gated Development

Spacious Living Areas

Contemporary Kitchen/Breakfast
Room with Garden Access

Four Double Bedrooms, incl. a
Luxurious En-Suite Principal Suite

Recently Re-Roofed with Added Velux
Windows for More Natural Light

Flexible Ground-Floor Room for
Office or Fifth Bedroom

South-Facing Landscaped Garden
with Countryside Views

Character Features

Private Driveway and Ample Parking
in a Peaceful Rural Setting

Desirable Village near Oxburgh Hall,
with Great Transport Links

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Set within a secluded gated community of sympathetically converted barns, Threshing Barn seamlessly blends historic charm with modern comforts. From the moment you approach via the private driveway, the sense of exclusivity and tranquillity is undeniable. With its striking brick and flint façade, characterful beams, and an abundance of natural light, this is a home that invites you to slow down, breathe deeply, and embrace the beauty of countryside living.

Stepping inside, the generous proportions and warm ambience immediately impress. The sitting room is a wonderful space to relax and entertain, featuring large windows that frame views of the garden, while the elegant dining room provides the perfect setting for hosting family gatherings or intimate dinner parties. A standout feature is the kitchen/breakfast room fitted with modern appliances and ample storage which effortlessly combines functionality with style. Double doors open onto the garden, continuing the living space outdoors.

An exceptional addition to this home is the beautifully converted former garage, setting it apart from its adjoining barn. This spacious, triple-aspect room enjoys wonderful views to the front, side, and rear, flooding the space with natural light. Offering remarkable versatility, it can serve as a stylish annexe with its own en-suite and WC, a generous fifth ground-floor bedroom ideal for multi-generational living, a serene home office, or a cosy snug. Completing the ground floor is a practical utility room and a well-appointed WC, ensuring both convenience and comfort.



Our favourite spot in the house is the galleried landing with views across the fields - it is perfect for relaxing, reading, reflecting.





Upstairs, the sense of space continues. The principal suite is a peaceful retreat, boasting a dressing room and a stylish en-suite bathroom, while three further double bedrooms provide comfortable accommodation for family or guests. A beautifully presented family bathroom serves the remaining bedrooms. A recent re-roofing project added Velux windows to the upper level, enhancing natural light and the airy feel throughout.



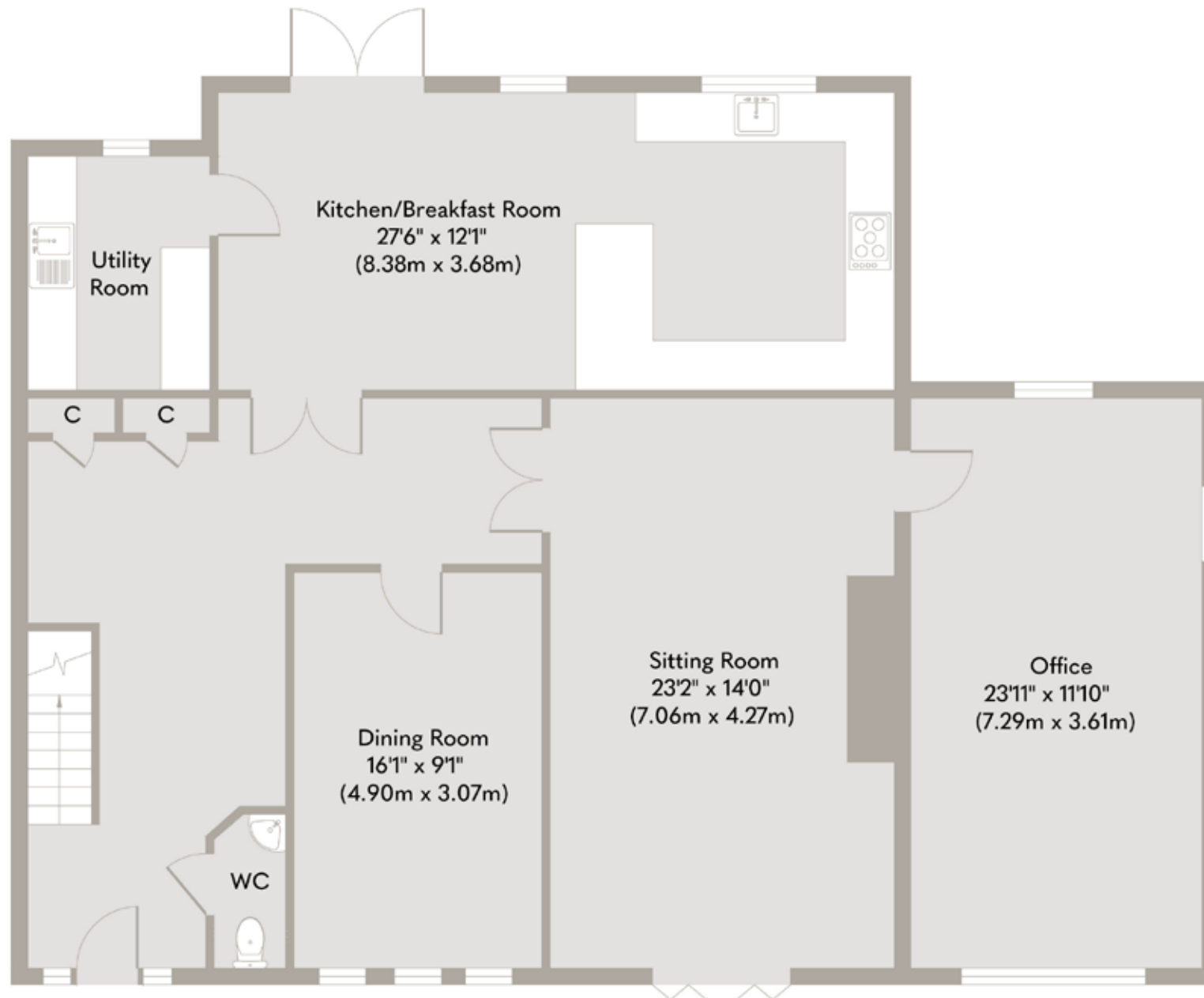
Outside, the south-facing garden is a tranquil haven, thoughtfully landscaped to enhance its peaceful setting. Originally a simple lawn with six silver birch trees, it has been transformed by the current owners with carefully chosen boundary planting, including two apple trees, two liquid amber maples, a Beni-Chidori Himalayan cherry that flowers in February, and an Acer Davidii snake-bark maple. Around 25 David Austin roses add seasonal colour, while raised beds provide further interest. The terrace is perfect for al fresco dining on summer evenings, and the neatly maintained lawn offers space to relax and take in the far-reaching countryside views. The mature trees and hedging ensure privacy, creating a true escape from the bustle of daily life.

With its blend of period charm, modern upgrades, and an unbeatable setting, Threshing Barn is a home to be savoured. Whether you're looking for a full-time residence or a countryside retreat, this is a property that delivers on every level.

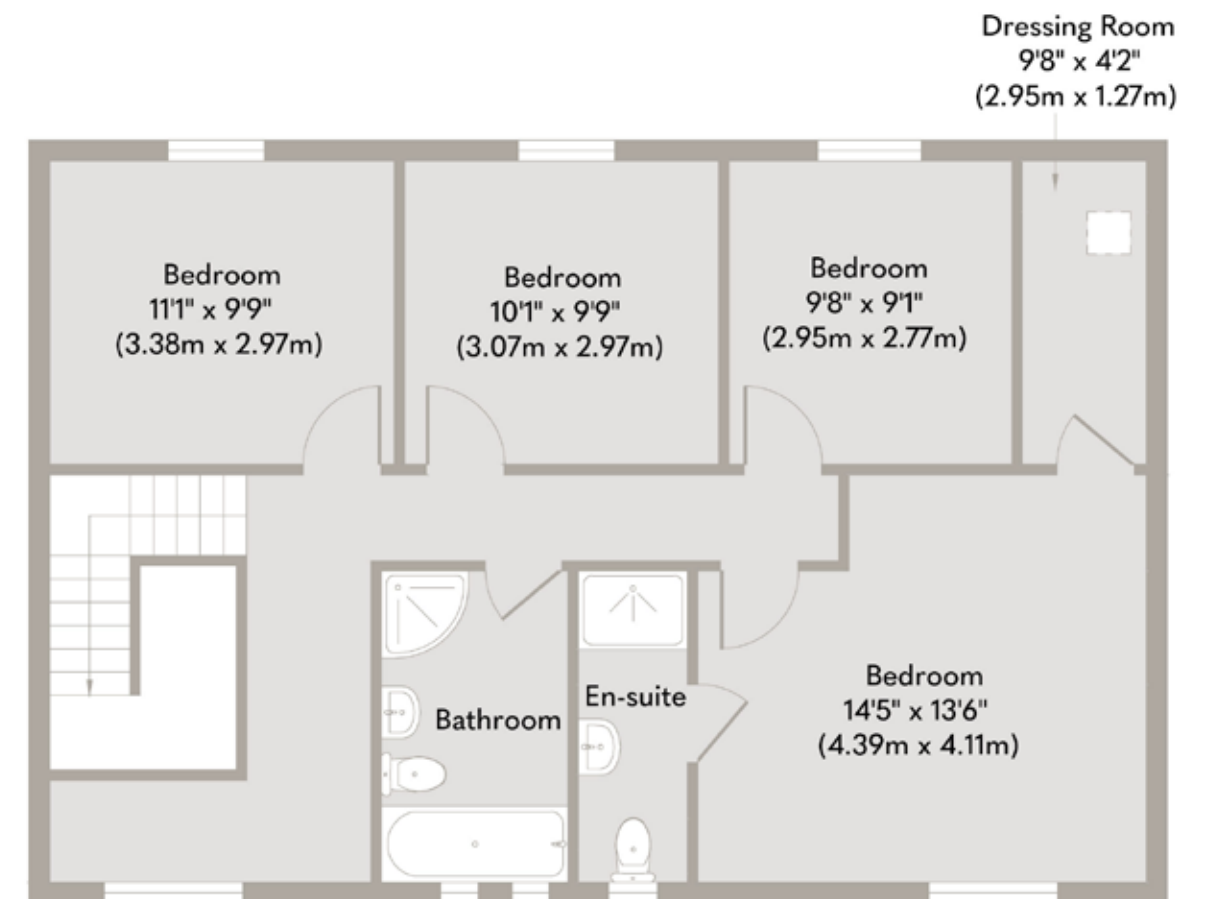


We have loved the beautiful sky at night and the view from the property across the farmers fields.





Ground Floor
Approximate Floor Area
 1,524 sq. ft
 (141.58 sq. m)



First Floor
Approximate Floor Area
 817 sq. ft
 (75.90 sq. m)

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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Oxborough

TRANQUIL LIVING WITH HISTORY AND
CHARM AT ITS HEART

Oxborough is a charming and historic village set in the heart of Norfolk, offering a perfect blend of rural tranquility and community spirit. One of the village's standout attractions is Oxburgh Hall, a stunning 15th-century moated manor house, now owned by the National Trust. The Hall is surrounded by beautiful parkland, offering picturesque walks and the chance to explore centuries of local history. The village itself is steeped in character, with its traditional brick and flint houses adding to its appeal.

The local community is welcoming, with regular village events and a friendly atmosphere.. For social gatherings, The Bedingfeld Arms serves as a popular and cosy country pub, where residents and visitors alike can enjoy hearty meals, local ales, and warm hospitality. The village is also home to a number of local businesses and a small post office, ensuring residents have access to daily essentials.

For more extensive shopping and amenities, the nearby market towns of Swaffham and Downham Market are just a short drive away. These towns offer independent shops, supermarkets, and a range of cafés and restaurants, along with excellent transport links, including mainline rail services to London King's Cross, making Oxborough an ideal location for commuters who seek the peace of the countryside with easy access to the capital.

Nature lovers and outdoor enthusiasts will appreciate the vast, open countryside that surrounds Oxborough, including the Breckland landscape and Thetford Forest, offering numerous walking, cycling, and wildlife-watching opportunities. Whether it's exploring the local countryside, relaxing at Oxburgh Hall, or enjoying the strong sense of community in the village, Oxborough is a truly delightful place to live.



Note from the Vendor



“We would describe our home as spacious, peaceful and comfortable.”



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref: 2700-2143-0222-4420-3253

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: ///employ.downsize.scooped

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SOWERBYS

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to these Norfolk charities every time we sell a home

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Journey*

 **St Martins**
more than a home
for the homeless

 **mind**
Norfolk and
Waveney

 **Cancer
Charity**
— EST. NORFOLK 1989 —

 **East Anglian
Air Ambulance**

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