





# Kensington House

£875,000

Kensington House - A home with a story to tell.

Tucked away and set back from the road via a sweeping shingle driveway, Kensington House is a remarkable residence that beautifully bridges the gap between centuries past and contemporary living.

Dating back to the mid-15th century, the original structure is believed to have been a four-bay hall house. With timber framing a key architectural feature of the era, the home proudly showcases this craftsmanship throughout.

While historic timber designs tended to create more linear and segmented layouts, this property has evolved to suit today's lifestyle.

At the turn of the millennium, Kensington House underwent a significant and sympathetic extension, almost doubling its size.

This well-considered addition honours the character of the original structure while introducing a modern flow, creating generous and versatile living spaces perfect for a family.

## On the Ground Floor

Step through the side entrance into a grand yet welcoming reception hall, which acts as the heart of the home. To the right lies a truly exceptional kitchen—custom-designed by Bryan Turner Kitchens.

Known for their exquisite craftsmanship and luxury materials, this hand-built kitchen features opulent marble worktops, sourced directly from an Italian quarry, and premium fittings throughout.





Directly opposite, across the hallway, you enter the formal dining room—your first introduction to the historic core of the home. Here, exposed timber beams and a beautiful brick inglenook fireplace create a rich sense of atmosphere, perfect for entertaining.

Continue down the hall into the show-stopping double-height family room, where modern architecture and heritage meet in harmony. A wall of south-facing glass invites an abundance of natural light and provides direct access to the courtyard garden, while the opposing side showcases original timberwork—a true visual celebration of old and new.

For the colder months, a second, more intimate reception room offers a cosy retreat. With its lower ceiling, thick beams, and a second impressive inglenook fireplace housing a wood-burning stove, it's the perfect spot to unwind by the fire.

Completing the ground floor is a fifth bedroom. There's also a well-appointed utility room and a convenient ground-floor shower room, this space as a whole has huge annexe potential for multi-generation living.

## On the First Floor

The first floor offers four double bedrooms. The current bedroom one boasts a range of bespoke fitted wardrobes, with bedroom two boasting a beautifully fitted four piece en-suite, while the remaining three bedrooms share a beautifully finished family bathroom comprising of a bathtub and double shower cubicle.

## Outside

The home sits proudly within its 0.63 Acre plot, offering ample parking and an impressive oak-framed cartlodge, large enough for two vehicles. In addition, there is a single lockable garage with a spacious loft above—ideal for storage or conversion into additional accommodation, subject to the necessary permissions.







Just off the kitchen, the south-facing terrace is ideal for al fresco dining and summer entertaining.

Designed to feel like an extension of the internal living space, this area is bathed in sunlight and wonderfully private.

The surrounding gardens are thoughtfully landscaped, with mature hedges and trees offering natural privacy as the lawn wraps around to the front of the property.

### Services

The property benefits from oil central heating. Mains water, drainage, and electricity are connected. EPC Rating D/66.

### Situation

Mattishall is a large well served village with excellent local shops, village school, Doctors surgery and pharmacy and many other amenities. The city of Norwich is some 10 miles east and Dereham about 5 miles west and there are frequent bus services.

Dereham is a well-served Breckland market town, located in the heart of Norfolk. The town offers a great mixture of excellent independent shops, national retailers, cafes and restaurants. Dereham has a good selection of primary and secondary education, with numerous bus connections.

### Directions

To find the property from Dereham, head out of Dereham on the Mattishall Road and continue onto Stone Road. At the junction take the left hand turning onto Dereham Road where the property will be found on the right hand side identified by a Parsons & Company 'For Sale' board.







### Useful Information (where is the nearest?)

Doctors – Mattishall Surgery (1.1 miles)

Dentist – Wellington House Dental Practice (3.8 miles)

Hospital – Norfolk & Norwich University Hospital (11.2 miles)

Primary School – Mattishall Primary School (1 mile)

Secondary School – Neatherd High School (2.9 miles)

Train Station – Wymondham (11.2 miles) or Norwich (18.6 miles)

Airport – Norwich International Airport (15.1 miles)

**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This property is being marketed by our Dereham office and the property reference is AD0408.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also, if there is anything in particular that you require clarification on – call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.







Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

2864.5 ft<sup>2</sup>

266.12 m<sup>2</sup>

Reduced headroom

0.36 ft<sup>2</sup>

0.03 m<sup>2</sup>

(1) Excluding balconies and terraces

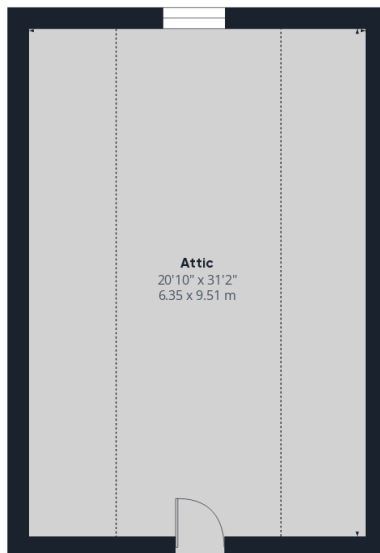
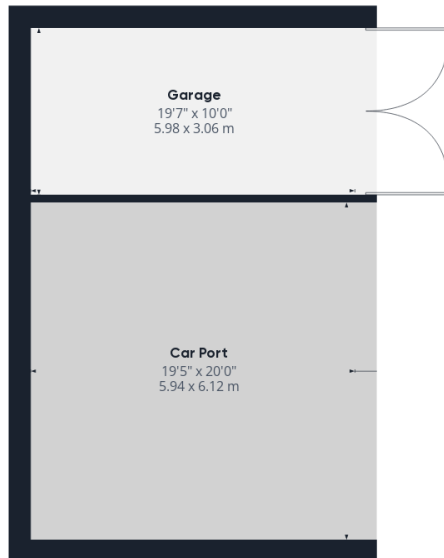
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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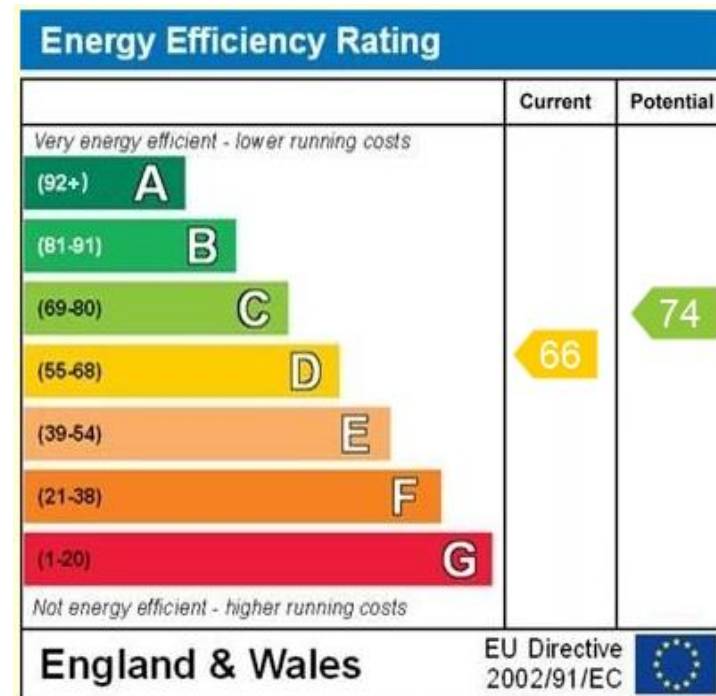


## Energy Performance Certificate (EPC)

The graph below shows this property's current and potential energy efficiency. Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).



The full EPC report can be found at:  
<https://find-energy-certificate.service.gov.uk/energy-certificate/0918-3027-7247-5868-7924>



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