



Arlington House

16 Arlington Lane, Norwich, NR2 2DB

BROWN & CO



Arlington House, 16 Arlington Lane, Norwich, NR2 2DB

A wonderfully appointed four/five bedroom detached late Georgian house in beautifully tended gardens of 0.32 acres, set within one of the finest districts of Norwich.

Acreage – 0.323 acres (stms)

£1,200,000



DESCRIPTION

Arlington House is a striking and most attractive detached late Georgian house, delightfully positioned in one of the finest districts within the golden triangle area of Norwich. The house and associated gardens enjoy an unrivalled level of privacy being tucked away behind a range of established borders, walled gardens and electric gates off Arlington Lane.

A main feature of the house is the highly attractive facade with its stepped parapet bay with windowed doors leading out onto the southwest main terrace. There is fine symmetry on display throughout Arlington House with accommodation spanning across three floors. The original house is believed to date to c1830, with a number of more recent additions, particular at the side and rear of the house. The whole is constructed of mellow Norfolk red brick under a slate roof with varying elevations.

The house is approached at the front into the reception hall which provides access to the principal ground floor rooms. Of particular note, is the drawing room with a fine marbled surround open fireplace, extensive panelling and a delightful window at the front allowing for a great deal of natural light. Off the hall at the front lies the dining room which links in with a handmade shaker style kitchen with granite worktops and Aga. The kitchen flows through

into the garden room with access onto the terrace. Further rooms on the ground floor comprise a playroom, cloakroom, utility room and snug.

On the first floor there are four double bedrooms off the main landing together with a recently fitted four-piece suite family bathroom. A wonderful feature of the house is the principal bedroom which spans the depth of the house with a dressing room and an en-suite walk-in shower room. There were once five bedrooms off the landing here before the current owners converted to four bedrooms, the original arrangement could quite easily be reinstated.

A further staircase leads up to a good-sized storage room/potential bedroom and two further storage rooms with eaves storage providing excellent additional space.

Outside – Much of the charm of Arlington House remains in the gardens and grounds which have been wonderfully tended by the current owners during their 21 years custodianship. You arrive at the house through electric gates into a brick driveway flowing up to the side of the house with extensive parking available.

The front gardens are mainly lawned with a number of specimen trees and mature hedging which form the boundary and screen

the house from the minor road. The views back towards the house from the front gardens are a delight with a number of established flower beds and borders which flank the terrace beautifully.

At the rear of the house there is a garden shed, child's summer house and a further terrace adjoining the garden room and snug. Again, there are established borders together with a variety of young trees providing further privacy. A great feature to the outside is the cellar accessed via a trapdoor at the side.

The whole is a wonderful opportunity and a rare offering in what is considered to be the most sought-after area of Norwich.

Services – Mains water, mains drainage, mains electricity, mains water, (electric gate).

Local authority – Norwich City Council.

LOCATION

Arlington House is situated in one of Norwich's most sought-after residential districts positioned off the Newmarket Road and is within walking distance of the centre of the city of Norwich and close to the inner link road. There are excellent local shopping and transport facilities in Unthank Road and in the nearby Eaton Village. There are local private and public schools within walking



distance; in particular, Town Close Road School and Norwich High School for Girls, and Norwich City College is close by, with easy access to the Norfolk & Norwich University Hospital.

DIRECTIONS

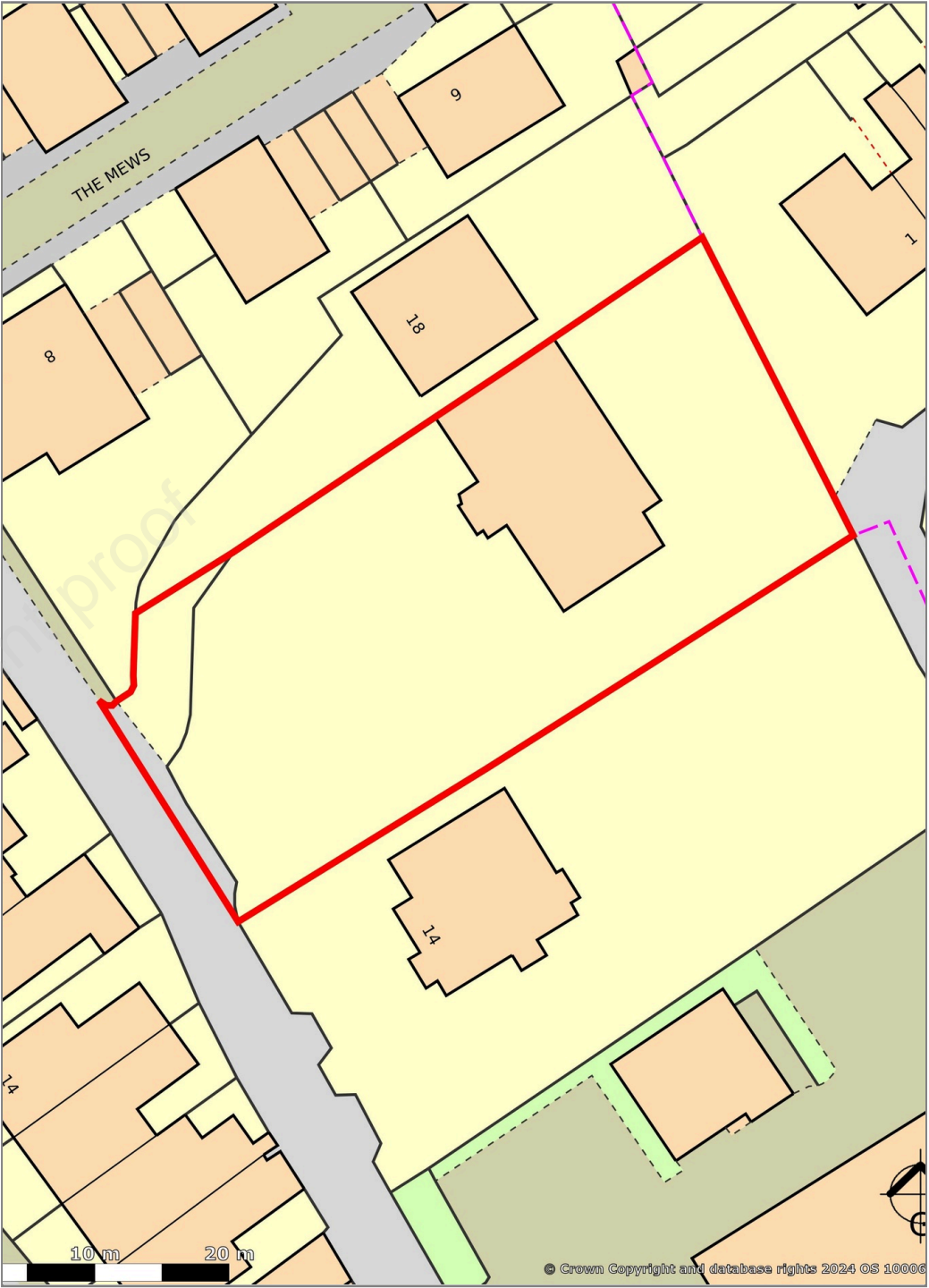
Proceed out of Norwich on the Newmarket Road, turn right into Mount Pleasant and then immediately turn right into Arlington Lane. Arlington House is positioned on the right-hand side and is signposted.

AGENT’S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents’ Norwich Office. Tel: 01603 629871

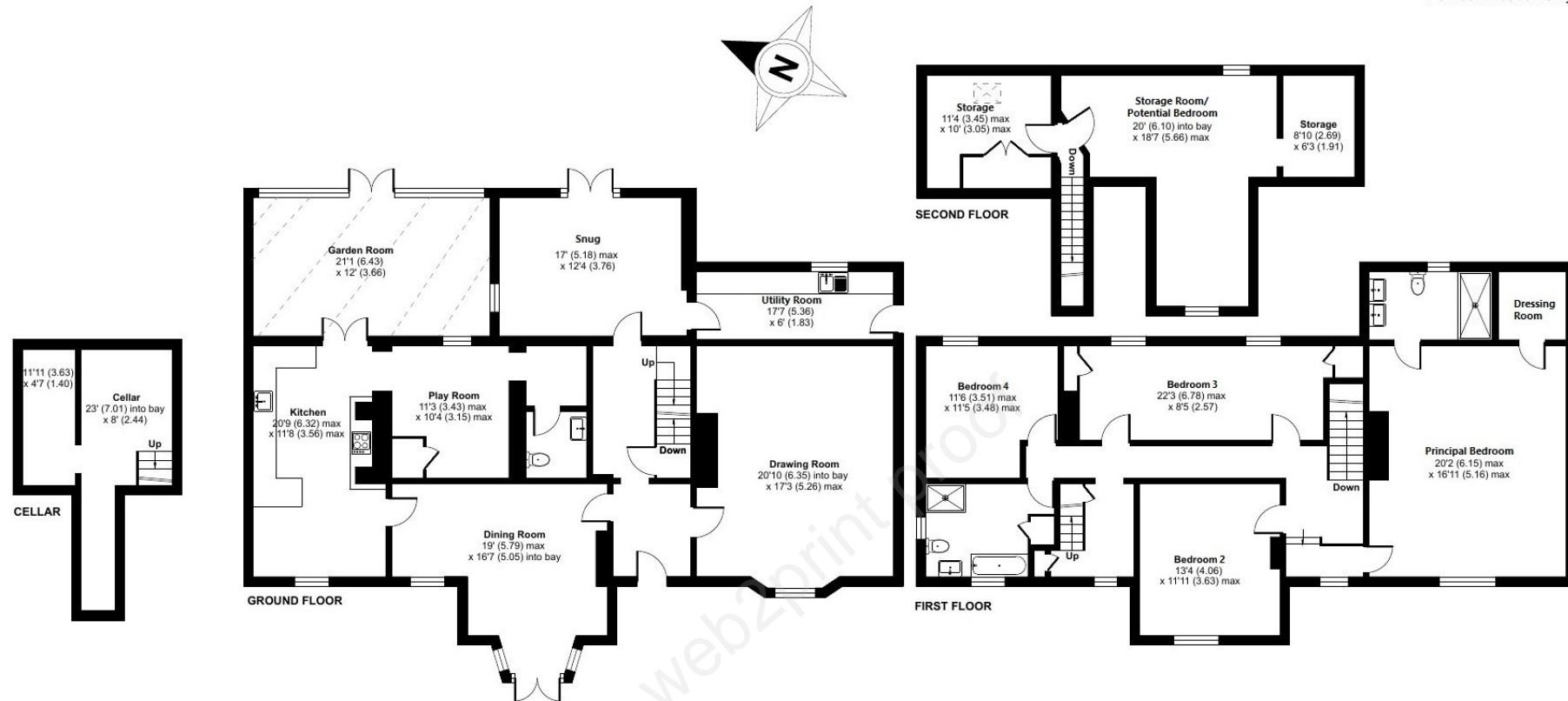
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



Arlington Lane, Norwich, NR2

Approximate Area = 3828 sq ft / 355.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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