

abbot**Fox**  
**Bespoke.**



## **Glenbrook**

Casitor St Edmund, NR14

“A very impressive home in a secluded plot on the edge of Caistor St Edmund.”

**From our agent**







## Introduction

Glenbrook offers over 4,000 sq ft of contemporary lateral space within a secluded plot on the edge of Caistor St Edmund, just 3 miles south of Norwich's city centre.

## Inside

The property is arranged in two halves, with living and sleeping areas on either side. The living spaces are of exceptional proportions and enjoy a wonderful sense of flow from one room to the next. The sitting room, kitchen breakfast room, garden room and dining room feature floor to ceiling windows and glazed doors merging interior and exterior spaces inviting the outside in with each room opening onto the surrounding terrace.

The stunning kitchen breakfast room features an AGA (as well as a conventional oven) and has been carefully designed with a focus on functionality and ease of use as well as being a sociable space interconnecting to the dining room and garden room also.

The principal bedroom suite is complete with a dressing room and an en suite shower room. Three further double bedrooms feature en suites,

In addition to this there is a WC, cloakroom, useful utility room, an integral double garage with a workshop and storage room as well as further substantial outbuildings.

Designed with a high level of energy retention and efficiency in mind, the property is served by an air source system, solar panels including a solar water heating system.

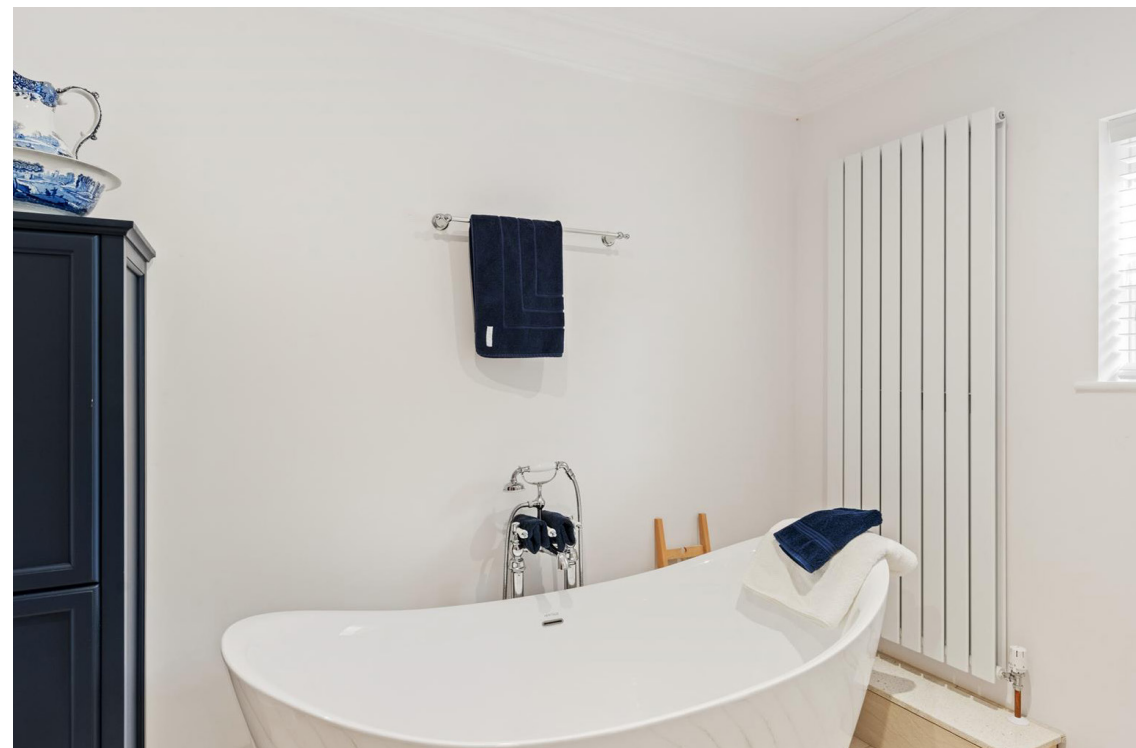
## Outside

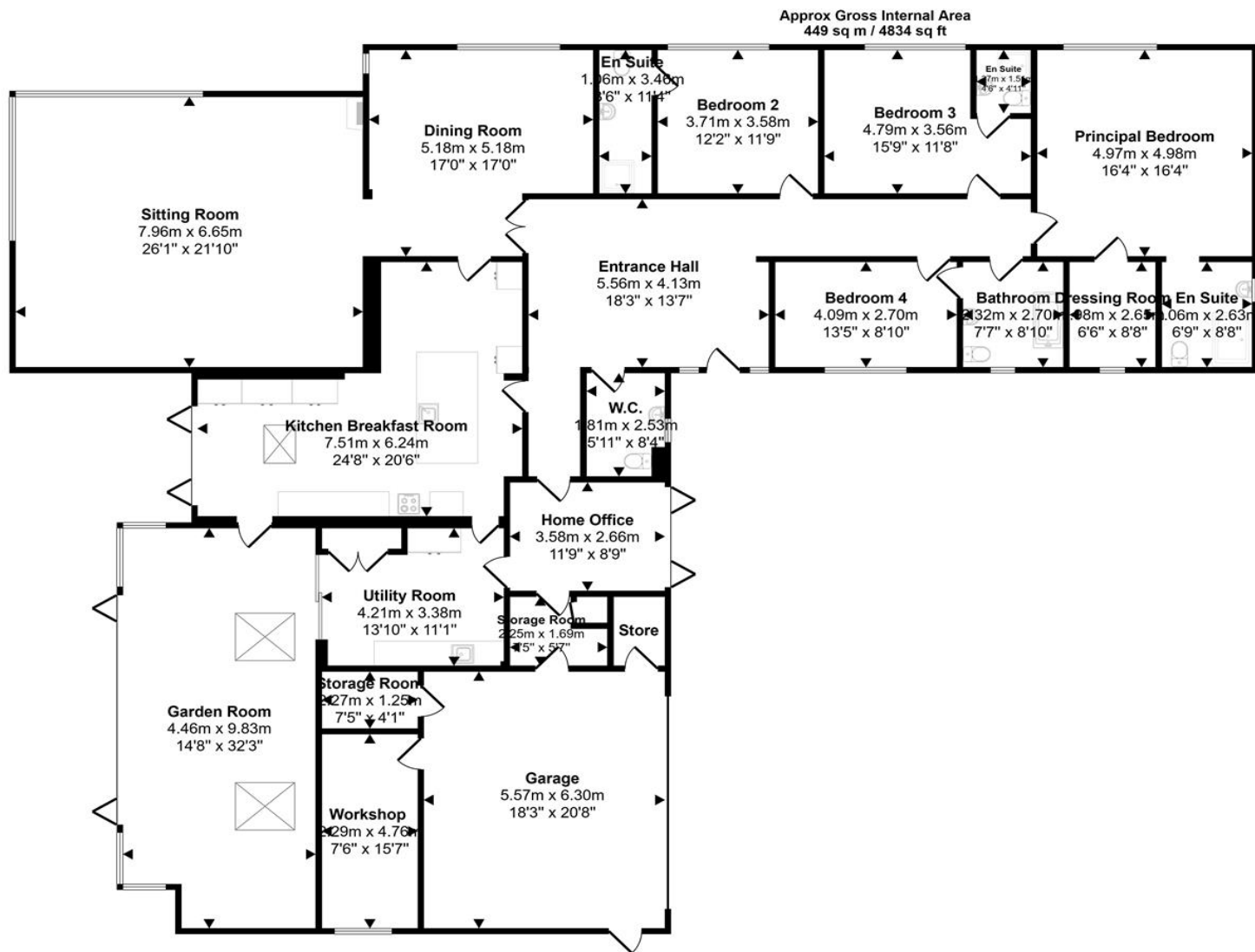
Enjoying a substantial, private mature plot mainly laid to lawn and featuring a spinney.



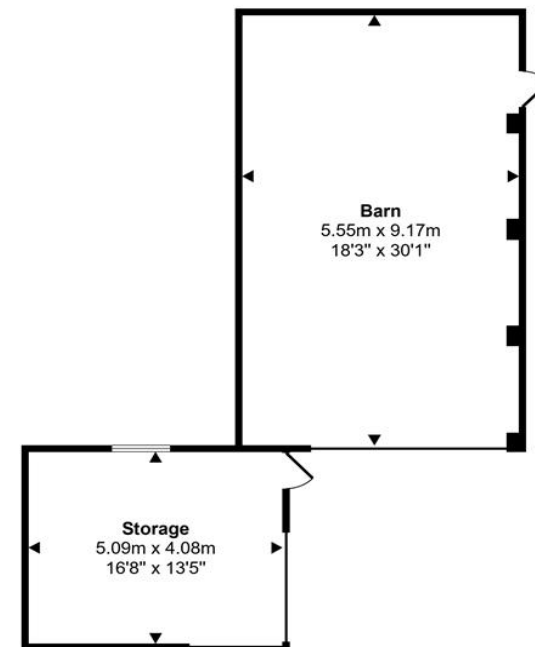








**Ground Floor**  
Approx 377 sq m / 4061 sq ft



**Garage**  
Approx 72 sq m / 773 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Location

Caistor St Edmund is well known for its extensive network of walks, cycle routes and bridleways, the Roman town of Venta Icenorum and Caistor Hall. The Wildebeest and Stoke Mill fine dining restaurants can be found in the next village of Stoke Holy Cross.

## Families

There are a number of highly regarded primary schools within 2 miles of the property as well as Framingham Earl High School and Hewett Academy.

The village is desirable with families thanks to its out-of-the-way feel although it's well-connected within easy reach of the A47 and less than 10 minutes into the city centre by car.



### **Our agent's view**

*"An exceptional home of great proportions ideal for entertaining and enjoying a unique position in the countryside yet only minutes from the city centre."*

**Samuel Le Good** | Partner





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### Agent's Details



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