



THE STORY OF

# Field Fayre

*Stanfield, Norfolk*

**SOWERBYS**



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# Field Fayre

Church Lane, Stanfield  
Norfolk, NR20 4JB

Detached Bungalow

Accommodation Stretching  
Over 1000 sq. ft.

Kitchen/Breakfast Room

Sitting Room

Family Room and En-  
Suite Shower Room

Three Bedrooms

Wrap-Around Garden

Single Garage and Workshop

Peaceful Country  
Village Location

SOWERBYS DEREHAM OFFICE  
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Positioned on the edge of the tranquil village of Stanfield, this charming three-bedroom detached bungalow offers a serene retreat. The property is set on a slightly elevated plot, with a mature hedge at the front providing a sense of privacy and seclusion.

Inside, the home features a spacious sitting room that seamlessly connects to the dining area, which then leads to a bright kitchen and breakfast room. The sleeping quarters are located at the opposite end of the house, comprising three generously sized double bedrooms. The primary bedroom benefits from an en-suite shower room, while the other two bedrooms share a well-appointed family bathroom.

The rear garden is a peaceful oasis, predominantly laid to lawn and bordered by mature plants and hedges, creating a natural and inviting atmosphere. A paved entertaining area directly off the back of the house is ideal for gatherings, while a secluded spot along the side offers a quiet escape during warm summer days. The property also includes a single garage and a double garage, currently used as a workshop, enhancing both its practicality and appeal.

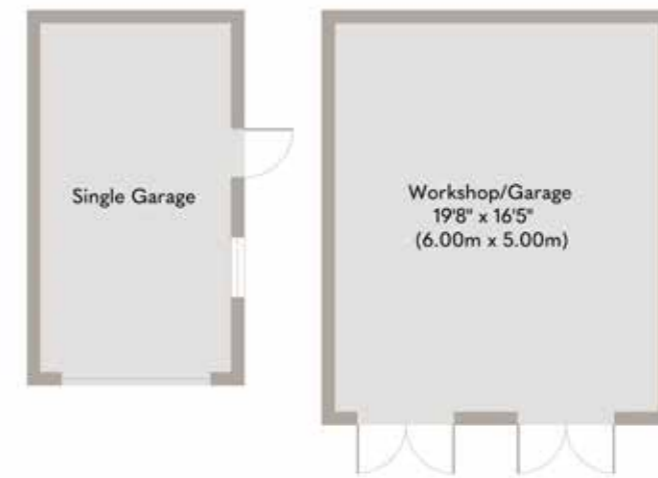


Finding a spot next to a window and looking over the garden is so peaceful.





Ground Floor  
Approximate Floor Area  
1004 sq. ft  
(93.26 sq. m)



Garage

Outbuilding  
Approximate Floor Area  
323 sq. ft  
(30.00 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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# Stanfield

A CHARMING VILLAGE WITH PICTURESQUE SURROUNDINGS



A picturesque Norfolk village, offering the idyllic rural country life. Stanfield is located approximately 6 miles from the market town of Dereham and falls within the Litcham School catchment area with the school bus picking up from the village for both Brisley and Litcham Schools.

Within the village is The Old Dairy, whilst originally a Dairy, it is now a café and a shop selling freshly baked pastries and bread amongst other products. Set on the top of Stanfield Hill, this popular café offers field views all the way down to Brisley Church.



Brisley is a beautiful and unspoilt village, well-known for its surrounding countryside and the renovated, award winning Brisley Bell Inn, which has a first-rate menu and a warm welcome.

The common is owned by the village and is one of the largest in the UK, stretching to over 200 acres and includes the active village cricket ground with men's and women's teams. In recent years an area of amenity land has been transformed to create a woodland of native British trees to celebrate Queen Elizabeth's Diamond Jubilee, which includes desirable allotment plots, a children's play area, football pitch and fitness trail. The area is a delight for residents and visitors to use for walks and picnics.



Stanfield is a fantastic spot to enjoy the best of Norfolk country living with easy commuting access to Norwich and the coast at Wells-next-the-Sea, just under 17 miles away. Come discover a Norfolk gem.



## Note from the Vendor



“We love being able to explore the Norfolk Coastline..”

Well-next-the-sea.



### SERVICES CONNECTED

Mains water, electricity and drainage. Electric storage heating.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

E. Ref:- 0320-2493-9480-2224-3135

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: ///symphonic.employer.bagels

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's  
Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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