



THE STORY OF

# George and Dragon Cottage

*Reepham, Norfolk*

SOWERBYS



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# George and Dragon Cottage

3 Norwich Road, Reepham  
Norfolk, NR10 4JN

Delightfully Presented  
End-Terraced Cottage

Tastefully Modernised to  
an Excellent Standard

Full of Charming  
Original Features

Open-Plan Kitchen  
into Sitting Room

Two Double Bedrooms

Courtyard Garden

Allocated Parking

High-Prized Market  
Town Location

No Onward Chain

SOWERBYS DEREHAM OFFICE  
01362 693591  
dereham@sowerbys.com

Located in the highly desirable and sought after market town of Reepham, you will discover this exquisite cottage which has been sympathetically modernised by its existing owners who have carefully preserved many of the original charming features.

Originally part of the formed, neighbouring George and Dragon public house the property has been part of local life over the centuries and is firmly part of the landscape of the delightful market town of Reepham.

Over the past five or so years, the current owners have extensively modernised the home, beginning with the stand-out kitchen which has been hand fitted to an exceptional standard. This room is the showpiece of the home and is open into a delightful living space, however the real stand-out features are the original bi-folding partitions which allow this room and the upstairs to be either opened as one or portioned to create two separate spaces.

More recently the home has been further upgraded with the installation of a new bathroom suite and comprehensive re-decoration throughout.

Outside you will find a courtyard garden with gated access to the allocated parking to the rear of the property which can be accessed via vehicle via Ollands Road.

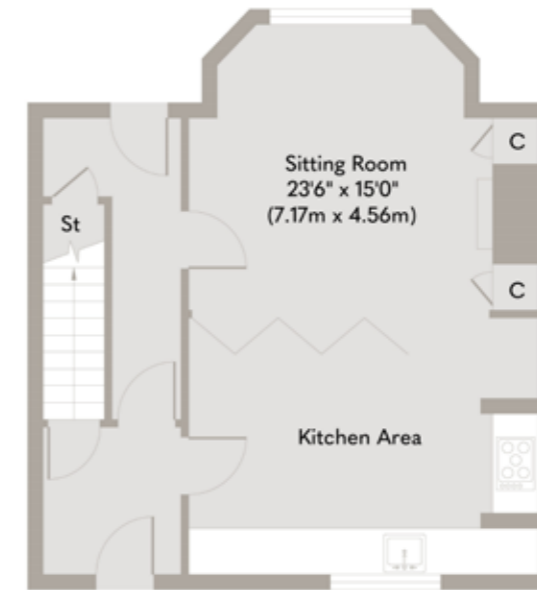


In the mornings the sun streams through the kitchen window and is hugely welcoming.





**First Floor**  
 Approximate Floor Area  
 453 sq. ft  
 (42.09 sq. m)



**Ground Floor**  
 Approximate Floor Area  
 453 sq. ft  
 (42.09 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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# Reepham

A VIBRANT COMMUNITY  
TO CALL HOME

Pretty streets and lanes are lined by quaint cottages and handsome Georgian buildings in this popular town. About 12 miles to the northwest of Norwich, Reepham has held its 'market town' status since 1277, continuing to hold a market in the square every Wednesday.

There's a large selection of shops for a town of its size, including: a small supermarket, several cafes and Dial House Restaurant and Bed & Breakfast. Furthermore, there is an art gallery, several antique shops, a newsagent, post office, library, health care centre, pharmacy, butchers, a whole foods and hardware store, and there are two further public houses.

The town has a highly regarded primary school and an 'outstanding' secondary school with an adjoining sixth form college. In the town there is a large park with a wide range of facilities including an adventure playground and public tennis courts.

According to legend the town once had three churches, built by three sisters - as depicted on the town sign - although the remains of only one are present today and St Mary's is the single parish church.

Located in a rural position on Marriotts Way, a trail of former railway trackbed, Reepham is ideally situated for walking and cycling. The North Norfolk coast is just a few miles away and is designated an Area of Outstanding Natural Beauty, with its miles of uninterrupted beaches to enjoy.



## Note from the Vendor



George and Dragon Cottage.

“We have loved being so close to the market square ... the shops, restaurants and lovely views of the church... a wonderful community.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Electric central heating.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

F. Ref:- 8288-6024-7980-2994-2906

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: ///superbly.sharp.shapes

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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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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

