



THE STORY OF

# The Beeches

*Hardingham, Norfolk*

SOWERBYS





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# The Beeches

Beeches Lane, Hardingham  
NR9 4EE

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Stunning Detached Georgian Home Blending  
Timeless Charm with Modern Comfort

Four Spacious Bedrooms, Including a  
Luxurious Principal En-Suite Retreat

Multiple Reception Rooms Including  
a Cosy Sitting Room, Elegant Dining  
Room, and Bright Garden Room

Impressive 28ft Kitchen/Dining Room

Extended Layout Offering Versatile Living  
Space for Growing Families or Home-Working

Generous Lawned Garden

Charming Gravelled Courtyard, Ideal for  
Morning Coffee or Evening Drinks

Driveways to Both Sides Providing Ample  
Off-Road Parking for Family and Guests

Recently Added Garage and Workshop,  
Plus Practical Wood Store and Shed

Situated in a Highly Sought-After Norfolk Village,  
Offering a Peaceful yet Connected Lifestyle

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Nestled in the heart of one of Norfolk's most sought-after villages, this remarkable detached Georgian residence is more than just a house—it's a lifestyle waiting to be lived. Blending timeless architectural elegance with modern-day comfort—including full-length, solid, folding shutters to all front-facing windows—it's the kind of home that welcomes you the moment you step through the door.

Inside, space and style abound. Four beautifully proportioned bedrooms offer room for family, guests, or even a home office, while the en-suite principal becomes your own peaceful sanctuary at the end of each day.

Downstairs, multiple living areas flow effortlessly from one to the next—whether it's curling up in front of a crackling wood-burner in the sitting room, sharing laughter over dinner in the formal dining room, or unwinding in the garden room with views over the greenery beyond.

At the heart of the home lies the spectacular 28ft kitchen/diner—light-filled, social, and spacious. It's a place where stories are shared over breakfast, Sunday roasts are prepared with love, and kids gather to do homework while something delicious simmers on the stove. The extended layout offers flexibility for growing families or those who love to entertain.





Sitting at my desk upstairs,  
in front of the window,  
looking out over the garden  
and beyond to the village  
green where cricket is played  
through the spring and  
summer - is bliss.



Step outside and you'll find a generous, lawned garden—perfect for summer barbecues, football matches with the kids, or simply soaking in the peace and birdsong of village life. The charming, gravelled courtyard is ideal for morning coffee or winding down with a glass of wine in the evening sun.

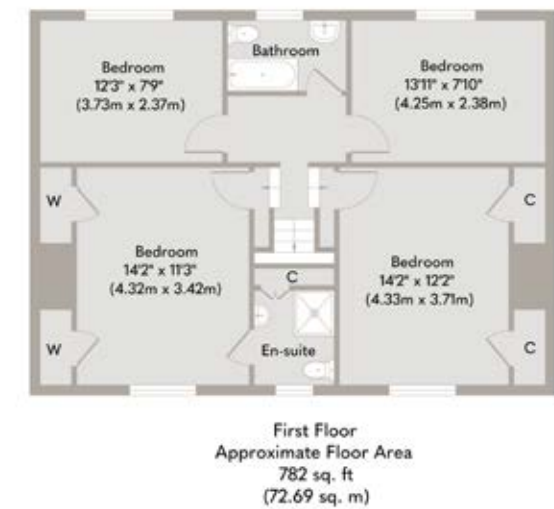
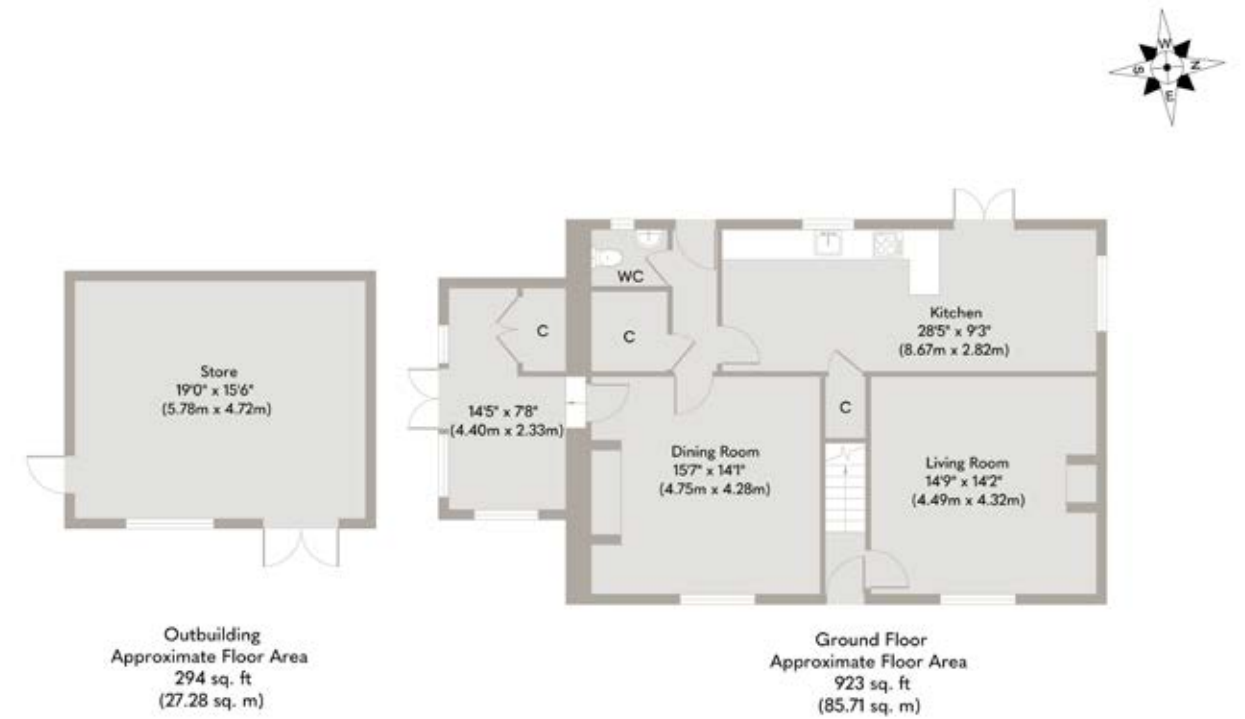
Practicality has not been forgotten. With driveways to both sides, there's ample off-road parking for family and guests alike. A well-placed wood store and storage shed offer solutions for outdoor life, while the newly added garage and workshop provide space for hobbies, tinkering, or even a home gym.

This is a home that adapts to your lifestyle—whether that's working from home in peaceful surroundings, hosting friends and family, or retreating into the garden for a breath of fresh air after a busy day. Every corner has been thoughtfully designed to create comfort, warmth, and a real sense of place.

If you've been dreaming of a characterful home that brings together space, charm, and village living with practical touches and a touch of luxury—this is your chance to make that dream a reality.







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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# Hardingham

RURAL CHARM WITH GREAT CONNECTIONS

Hardingham is a charming and peaceful village in the heart of the Norfolk countryside, offering a quintessential rural lifestyle while remaining well-connected to nearby towns and amenities. Surrounded by rolling farmland, open fields, and scenic country lanes, Hardingham provides an idyllic setting for those seeking tranquillity and natural beauty.

Despite its quiet and unspoilt character, the village enjoys convenient access to the historic market towns of Wymondham (approximately 5 miles) and Dereham (around 8 miles), both offering a range of shops, supermarkets, restaurants, and essential services. The vibrant city of Norwich, just 15 miles away, provides extensive shopping, cultural attractions, and excellent transport links, including a direct rail service to London Liverpool Street. For those who enjoy coastal escapes, the stunning North Norfolk coastline, with its renowned beaches at Wells-next-the-Sea, Holkham, and Cromer, is within an hour's drive.

Hardingham itself boasts a strong sense of community, with its charming parish church, St. George's, standing as a focal point in the village. The surrounding countryside offers fantastic opportunities for walking, cycling, and outdoor pursuits, making it an ideal location for nature lovers.

For those seeking a balance between rural charm and accessibility, Hardingham presents an appealing choice. Its combination of peaceful village life, scenic surroundings, and proximity to key destinations makes it a highly desirable place to call home.



## Note from the Vendor



“Hardingham is a beautiful village. Peaceful and quiet and pretty. The neighbours are great. Lovely Hingham is down the road and towns like Wymondham and Dereham (with all the shops and supermarkets one could ever need) are very accessible and Norwich is 25 minutes away.”



## SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

To be confirmed.

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: ///announced.expert.lifestyle

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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