



THE STORY OF
London House
Mattishall, Norfolk

SOWERBYS



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London House

Mattishall, Norfolk
NR20 3QB

Grade II Listed Period Home

Beautiful Setting with View across
Church Plain and Mattishall Church

Highly Regarded Village Location

Character Features, Including a
Fabulous Stain Glass Window

Newly Fitted Shaker Style
Kitchen-Breakfast Room

Three Double Bedrooms

Three Versatile Reception Rooms

Shingled Driveway, Providing Ample
Parking and a Single Detached Garage

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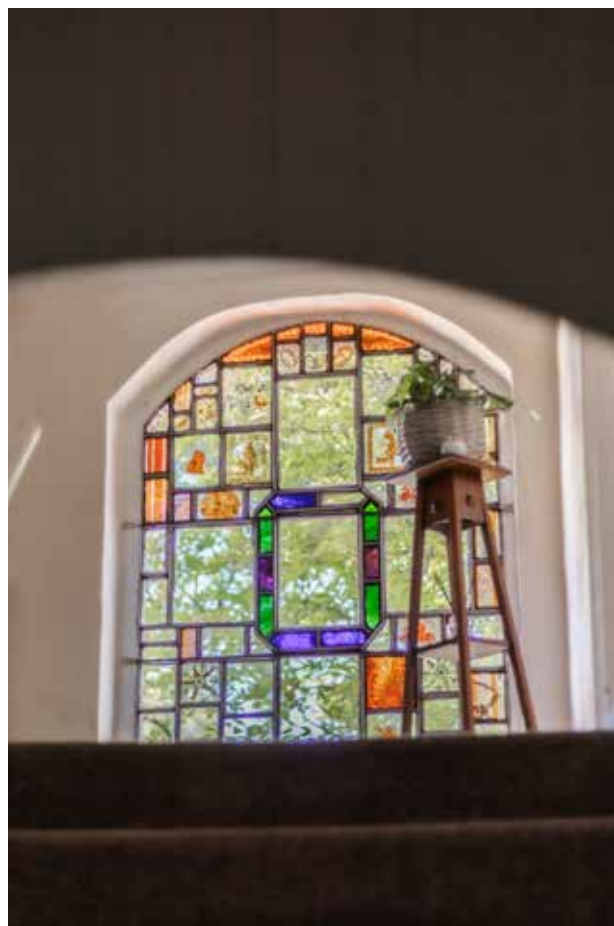
Enjoying a superb setting with picturesque views overlooking Mattishall Church, this fabulous Grade II listed period home is rich in character and charm. Offering spacious and versatile accommodation extending to an impressive 1,708 Sq. Ft., the property is ideally located in the heart of the historic and thriving village of Mattishall.

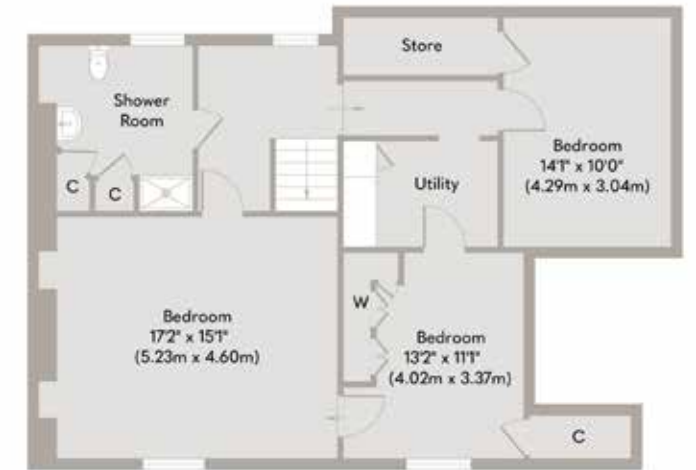
The ground floor accommodation is particularly flexible, featuring three beautifully presented reception rooms. The recently fitted kitchen breakfast room enjoys stunning views of the church and provides a perfect space for both relaxing and entertaining. In addition, there is a separate dining room and a cosy lounge or snug at the rear of the property, complete with an open fireplace that is ideal for enjoying cosy evenings during the winter months.

A central hallway leads to the first floor, where you are welcomed by an original stained glass window that adds a touch of period elegance. The first floor offers three generously sized double bedrooms. The main bedroom is especially impressive, measuring 17 feet in length and featuring original wooden beams, an open fireplace, and charming views to the front of the property. The second bedroom benefits from a separate dressing room and a large built-in cupboard, while the third bedroom is another good sized double located at the rear, with the added benefit of an eight foot built-in storage cupboard.

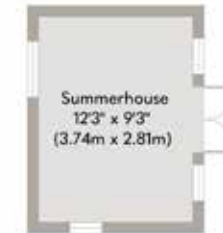
Along Dereham Road, this characterful property stands proudly with views of the church. A private gravel driveway runs along the left side of the home, providing ample off road parking and access to a large detached single garage. To the rear, the private lawned garden offers a wonderful space for alfresco dining, entertaining, and enjoying outdoor life. It can be accessed via the courtyard from the kitchen and utility room, making it ideal for modern family living.

This exceptional period property blends timeless character with everyday practicality and is perfectly positioned to enjoy all that village life has to offer.

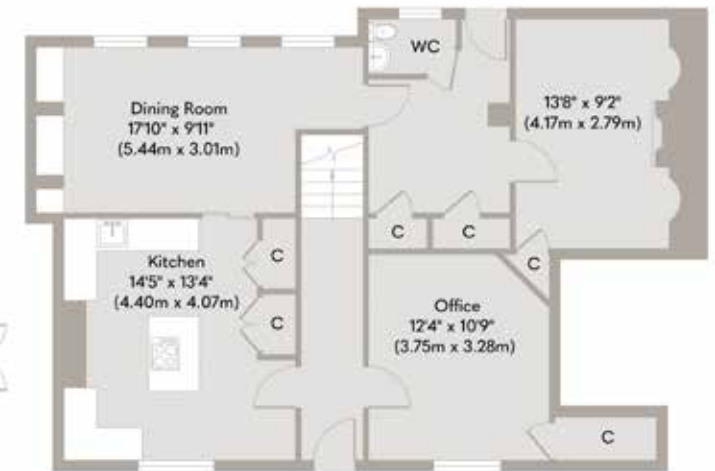




First Floor
Approximate Floor Area
867 sq. ft
(80.62 sq. m)



Outbuilding
Approximate Floor Area
493 sq. ft
(45.84 sq. m)



Ground Floor
Approximate Floor Area
884 sq. ft
(82.13 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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Mattishall

A POPULAR AND WELL-SERVED
VILLAGE

The popular village of Mattishall is about 9 miles to the west of Norwich and 4 miles from the market town of Dereham.

The village has a good range of amenities including a village store, post office, public house, church, doctor's surgery with pharmacy, fish and chips takeaway, hairdressers and a very popular junior school.

There is a gym and two cafés, one being near the church, and a children's nursery at Southgreen Enterprise Centre. In addition to this the village has its own cricket, football, bowls and golf clubs for all ages. The village is about 2 miles from the A47 providing straight-forward access to Norwich and Dereham.

Dereham is a busy market town mixing both the new with the old. Free parking allows you time to stroll around seeking out the restaurants, pubs and cafes or for an afternoon shop. There are museums, a leisure centre, golf course and schools within the town, or for the nature lovers take a stroll along the Neatherd Moor and the Vicarage Meadow.

Slightly further afield are the ruins of the Saxon Cathedral at North Elmham, the wildlife and Dinosaur Parks, Pensthorpe, a bird lovers paradise and Thetford Forest Park. Norwich has good local transport links with the town, with bus services as regular as every half hour to and from the city.

The city of Norwich provides a wider range of amenities including major rail links to London and beyond and Norwich International Airport.



Note from Sowerbys



Front Elevation

“...this fabulous Grade II listed period home is rich in character and charm.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref: 9648-2087-7271-7820-0240

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: ///voted.drivers.nips

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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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