



THE STORY OF

# The Cottage

*Stanfield, Norfolk*

SOWERBYS



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# The Cottage

Church Lane, Stanfield, Norfolk  
NR20 4AP

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Guide Price: £425,000 – £450,000

Offered with the Advantage of No Onward Chain

A Charming and Beautifully Maintained Four-  
Bedroom Detached Cottage

Immaculately Presented Throughout, Blending  
Character with Contemporary Comfort

Privately Enclosed Rear Garden – Perfect for  
Relaxation and Outdoor Entertaining

Stylish Shaker-Style Kitchen Featuring Quality  
Integrated Appliances

Modern Ground Floor Shower Room and a Well-  
Appointed First Floor Bathroom

Garage and Off-Road Parking, Offering Both  
Convenience and Practicality

Tucked Away in a Quiet and Well-  
Regarded Village Setting

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Tucked away in the heart of the peaceful and much-admired village of Stanfield, The Cottage presents a wonderful opportunity to secure a beautifully appointed four-bedroom detached home. Immaculately presented and deceptively spacious, this charming residence offers a superb blend of character, modern comfort, and versatility—making it ideal for families, or those looking to embrace a more relaxed, rural lifestyle.

Thoughtfully arranged over two floors, the accommodation extends to over 1,300 sq. ft., with four generously sized double bedrooms offering excellent flexibility for multi-generational living, guest space, or home working. The layout is both practical and intuitive, enhanced by the inclusion of a ground floor shower room in addition to a stylish first-floor family bathroom—perfect for everyday convenience.

The interiors have been finished to a high standard throughout, exuding warmth and contemporary style. A modern shaker-style kitchen with integrated appliances sits at the heart of the home, complete with a designated dining area ideal for family meals or informal entertaining. The sitting room is wonderfully inviting, complemented by a separate utility room and well-proportioned hallways that enhance the overall sense of flow.

Outside, the property enjoys a private and enclosed rear garden—perfect for alfresco dining, quiet moments, or simply enjoying the tranquillity of the village setting. A detached timber garage, over 13 feet in length, offers secure storage or workshop potential, while off-road parking adds further practicality.





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 Sowerbys



“From the characterful fireplace to the elegant shaker kitchen, every corner of this home invites you to settle in and stay.”



### SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Air source heat pump with underfloor heating to ground floor.

### COUNCIL TAX

Band to be confirmed.

### ENERGY EFFICIENCY RATING

C. Ref:- 3535-5928-0500-0802-3226

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: ///shine.dote.cROUTONS

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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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