



THE STORY OF

September House

Northall Green, Norfolk

SOWERBYS



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Northall Green, Dereham, Norfolk
NR20 4BA

An Outstanding Executive Residence
Offering Exceptional Family Living

Idyllic Semi-Rural Position within
a Highly Desirable Location

Five Well-Appointed Double Bedrooms,
Including Two with Luxurious En-Suites

A Choice of Four Elegant Reception Rooms,
Perfect for Both Entertaining and Everyday Living

Striking Galleried Landing Providing a
Dramatic Welcome and Sense of Space

Impressive Open-Plan Kitchen, Garden and
Family Room — The True Heart of the Home

Beautifully Landscaped Grounds Extending
to Approximately 0.65 Acres (STMS)

Detached Double Cart Lodge and Garage
with Ample Parking for Family and Guests

Architect Designed for Current Owners
with Impeccable Attention to Detail

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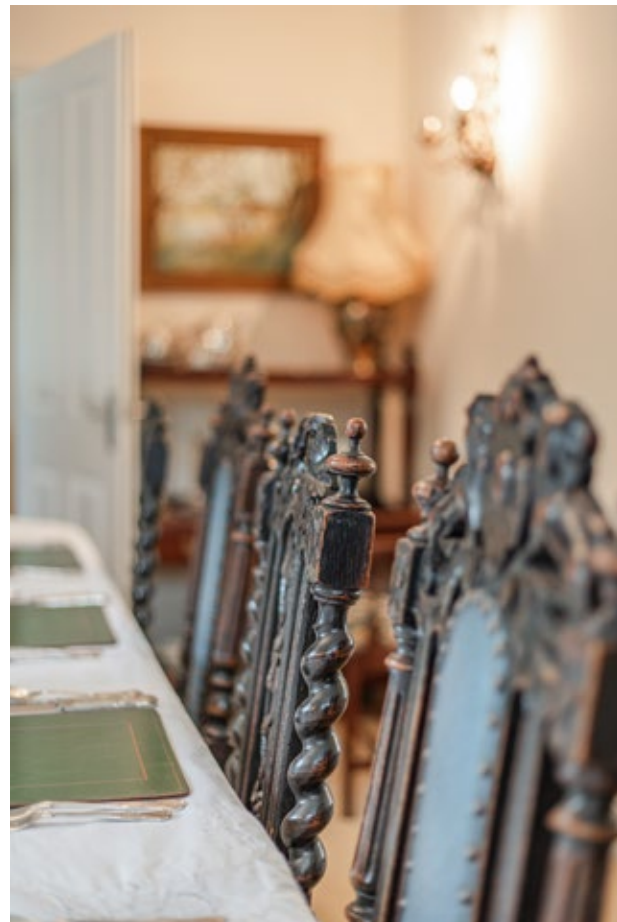


Tucked away in the picturesque and highly desirable hamlet of Northall Green, just moments from the bustling market town of Dereham, September House presents a rare opportunity to acquire a substantial, architect-designed residence set within beautifully established grounds approaching 0.65 acres (STMS). Formerly part of an old orchard, this exceptional home combines thoughtful contemporary living with timeless charm and rural tranquillity.

From the moment you arrive, the property impresses with its sense of scale, privacy and understated elegance. The bespoke design, commissioned by the current owners, was conceived with modern family life in mind, offering a wonderfully fluid layout and an abundance of light throughout.

A grand reception hall sets the tone, providing an inviting entrance into the heart of the home. Four versatile reception rooms offer superb flexibility, whether you're entertaining guests, working from home, or simply seeking space to relax and unwind. The cosy lounge, complete with a characterful active fireplace, creates the perfect atmosphere for quiet evenings by the fire.

The jewel in the crown is a truly impressive open-plan kitchen, garden and family room—a bright, expansive space that seamlessly connects indoor and outdoor living. With its beautifully designed layout and high-quality finishes, this hub of the home is ideal for everyday family living and entertaining alike.



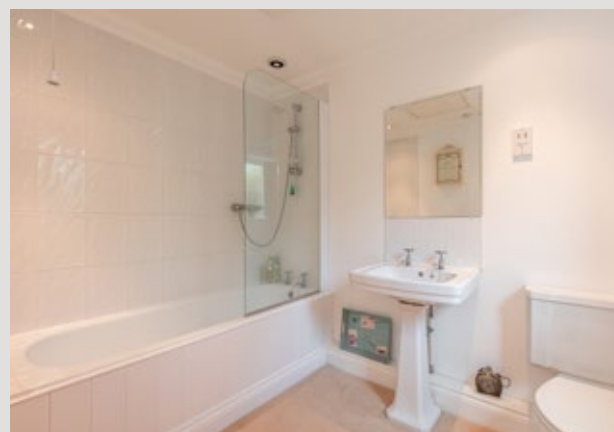


Upstairs, the galleried landing adds a sense of grandeur and symmetry, leading to five generously proportioned double bedrooms. The principal suite is a luxurious retreat, boasting a well-appointed en-suite and a beautifully fitted dressing room. A second en-suite serves one of the guest bedrooms, while the family bathroom features a walk-in airing cupboard for added practicality.

Of particular note is the large studio/games room situated above the double cart lodge garage, offering superb scope for a variety of uses such as a creative studio, home office, or teenage retreat.

Bedroom five offers further flexibility, currently used as a game's room/teen suite, and provides ample space to incorporate an additional bathroom if desired.





Externally, the grounds are a delight. A thoughtfully landscaped mix of mature trees, open lawns, and private seating areas creates a sense of peace and privacy. A range of outbuildings offers excellent storage and practical solutions for outdoor pursuits.

The property also benefits from a double cart lodge garage, a separate garage, and a spacious driveway offering ample parking. Fully double glazed and with oil-fired radiator central heating, the home is presented in immaculate condition throughout—clearly cherished and carefully maintained.

Offering the perfect balance between rural seclusion and convenient connectivity, September House is a truly exceptional family home—ready to begin its next chapter in the hands of a discerning new owner.





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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Dereham

LOCATED IN THE
MIDDLE OF NORFOLK

Nestled in the Brecklands, Dereham is a classic country market town with Georgian architecture and more recent developments.

In the eighth century, Anna, King of East Anglia's youngest daughter, founded a nunnery and prayed for a miracle during a famine. Two deer appeared daily, providing milk. When a huntsman tried to capture them, he was killed after being thrown from his horse, believed to be divine retribution. This event is depicted on a town sign at the entry to Butter Market from the High Street.

Today, Dereham boasts a twice-weekly market on Tuesdays and Fridays, numerous independent shops, and free parking, making it a great spot for an afternoon browse. Notable landmarks include the Mid-Norfolk Railway, running 1950s railcars to Wymondham Abbey, the Grade II listed Dereham Windmill, and Bishop Bonner's Cottage, the oldest building in town, established in 1502.

Nearby attractions for heritage enthusiasts include Gressenhall Farm and Workhouse, Castle Acre Castle and Priory, and the National Trust property Oxburgh Hall, all within a short drive.

For dining, try Spice Fusion curry house or The George Hotel, Bar and Restaurant, known for its excellent accommodation, food, and award-winning drinks. Brisley, 6.5 miles away, hosts The Brisley Bell, a highly acclaimed pub, while The Old Dairy in Stanfield offers artisan bread and produce.

With good local schools, a leisure centre, and a golf course, Dereham and its surrounding villages provide an ideal blend of Norfolk country living with easy access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Discover this Norfolk gem.



Note from Sowerbys



“September House impresses with its sense of space, privacy, and understated elegance.”



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via private treatment plant.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 0894-3004-9207-1749-1200

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: ///decay.free.shorthand

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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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