



THE STORY OF

Beachamwell House

Swaffham, Norfolk

SOWERBYS



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Beachamwell House

Beachamwell Road, Swaffham, Norfolk
PE37 8BF

Approximately $\frac{3}{4}$ Acre Plot with Field Views

Five Versatile Reception Rooms

Double Garage and Car Port

Six Double Bedrooms and Five
Bathrooms Over Three Floors

Easy Access to Town Centre Amenities

Over 3,800 Sq. Ft. of Accommodation

Open-Plan and Bespoke Kitchen
with Granite Countertops

Utility Room and Ground Floor WC

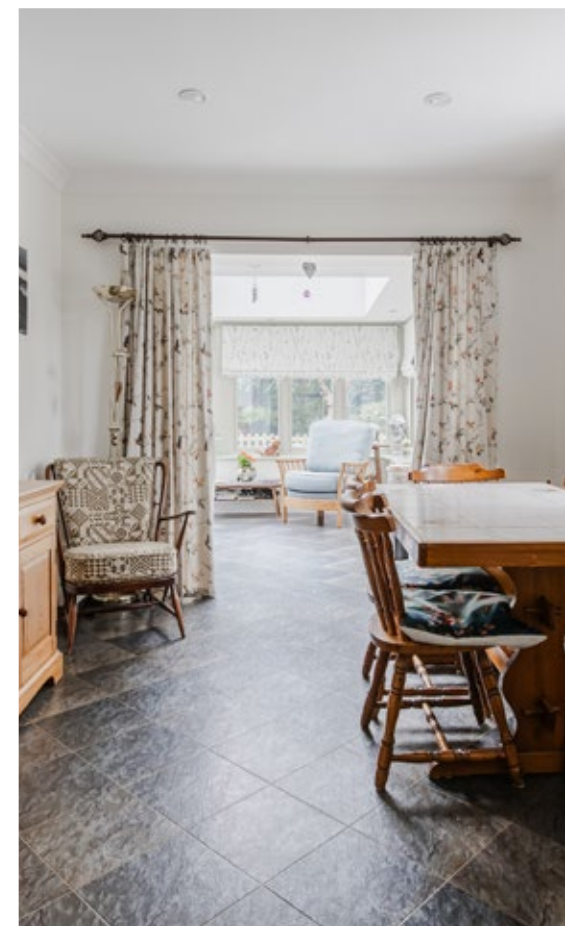
Quiet, Out of Town Location

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Set on a generous three-quarter acre plot (STMS) with far-reaching field views, Beachamwell House offers a lifestyle that seamlessly blends space, flexibility and privacy, all within easy reach of Swaffham's bustling town centre.

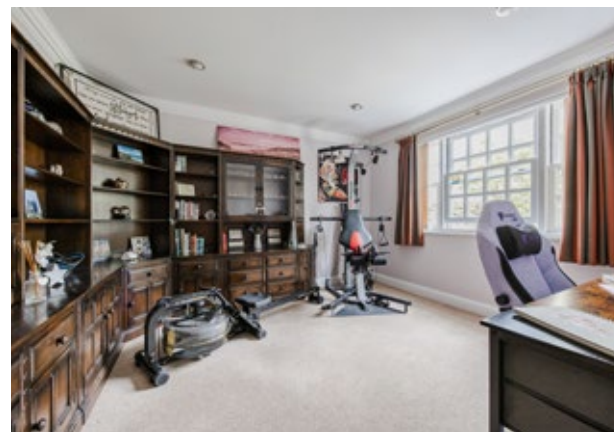
This substantial home extends to over 3,800 sq. ft. of thoughtfully arranged accommodation across three floors, making it perfectly suited for modern family living. With five versatile reception rooms, the layout adapts effortlessly, whether you're seeking dedicated workspaces, a media lounge, playroom, or formal dining area, the space is here to evolve with your needs.

At the heart of the home lies a beautifully crafted open-plan kitchen, complete with granite worktops and designed to combine everyday functionality with sociable living. It flows naturally into the adjoining reception spaces, ideal for both quiet mornings and entertaining on a larger scale. A bespoke David Salisbury orangery adds a striking and light-filled focal point, perfect for enjoying sunsets across the open fields.

The ground floor also features a practical utility room, cloakroom, and the comfort of underfloor heating throughout, enhancing the sense of everyday luxury. A useful cellar adds additional storage potential.

Upstairs, six generously proportioned double bedrooms and five bathrooms are thoughtfully arranged over the top two floors, offering superb flexibility for family life, multi-generational living, or visiting guests.

A rare opportunity to enjoy countryside living with exceptional space, design and convenience.







Outside, the setting is both peaceful and practical. The beautifully kept grounds offer the sense of space and calm that comes with a rural edge-of-town position, while still keeping amenities within easy reach. For keen gardeners, the Hartley botanical greenhouse is a fantastic asset. A double garage, car port, and plentiful parking ensure convenience without compromise.



Beachamwell House brings together the advantages of a quiet, out-of-town location with the scale and flexibility to support a full, modern lifestyle.





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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Swaffham

AN HISTORIC MARKET TOWN
WITH A LINK TO EGYPT...

An historic and thriving market town, Swaffham is situated approximately 15 miles east of King's Lynn and approximately 30 miles from Norwich.

There is an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent golf club.

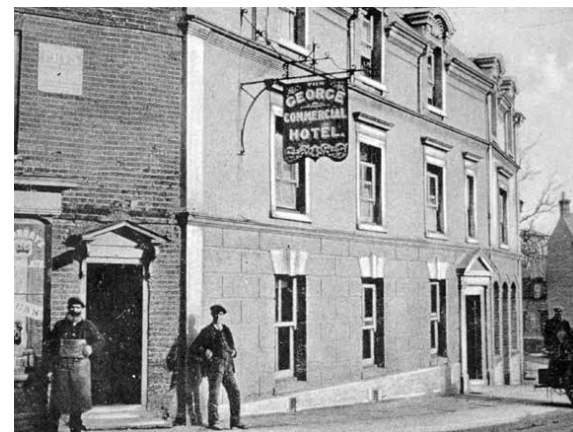
The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

There's also a town museum which focuses on many different and impressive parts of local history. One key gallery is The Carter Centenary, a chance to learn about Howard Carter, famous for the 1922 discovery of the tomb of Tutankhamun - whose extended family lived in Swaffham.

The town offers a great hub for those who wish for a perfect family life. It has a series of schools for different ages, along with being relatively close to other schools including Greshams, Langley Hall and Beeston Hall School

It's also a good base to call home with local activities and entertainment including theatre, open gardens, nature reserves and more.

Swaffham is only around two hours by train to London, with great access to Cambridge and a short journey to Holt, Wells, Brancaster and Burnham Market - as well as the popular little seaside town of Sheringham. Norwich too is quick trip and provides an airport, offering direct flights to Amsterdam.



Note from Sowerbys



The home enjoys far-reaching field views

“...the sense of space and calm that comes with a rural edge-of-town position.”



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating with recently fitted boiler.
Solar PV panels. Underfloor heating to the ground floor.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

C. Ref:- 0370-2111-4140-2922-8551

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: ///firebird.skylights.grandest

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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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