



Introducing
14 Brecklands Green,
North Pickenham

SOWERBYS

Set within the Breckland countryside and enjoying uninterrupted open field views The Saxon offers modern comfort with thoughtful design. Brecklands Green is a thoughtfully planned small collection of individually designed new homes, set in the heart of rural Norfolk.

Inside, the layout has been designed to suit contemporary living. The kitchen/dining room spans the rear of the property, opening directly onto a generous terrace, perfect for social gatherings or quiet evenings taking in the surroundings. Finished with a Quartz worktop and exposed Bosch appliances, the space combines function with a clean, timeless aesthetic. A separate sitting room allows for quieter moments, and a ground floor study offers the option to work from home without compromise.

Upstairs, all four bedrooms are comfortable doubles, the principal benefiting from a private en-suite. The main bathroom serves the remaining bedrooms and is finished with a calm, neutral palette.

Externally The Saxon offers a range of parking options to choose from; with single and double garages and driveways to all plots, while the air source heating ensures the home is both energy efficient and ready for the future. Whether you're looking to upsize, relocate, or settle into a more rural pace of life, this new home offers a move-in-ready option in a village setting that doesn't feel remote.

With generous outdoor space and a focus on modern efficiency, Brecklands Green offers a rare opportunity to enjoy village living in a high-specification, newly built home.

NORTH PICKENHAM

Nestled amidst the tranquil Brecklands, North Pickenham embodies the essence of rural Norfolk living. This idyllic village is renowned for its serene countryside vistas and a rich historical tapestry that dates back centuries.

Originally settled in ancient times, North Pickenham flourished as a hub of agricultural activity during the medieval period. Today, it retains its picturesque charm with quaint cottages and traditional village greens, offering a peaceful retreat from the hustle and bustle of city life.

For those interested in local history, North Pickenham boasts St. Andrew's Church, a magnificent testament to medieval architecture, complete with its intricately

carved stone facade and ancient stained glass windows. Residents of North Pickenham enjoy a strong sense of community, with regular village events and activities held at the historic village hall. The surrounding landscape invites outdoor enthusiasts to explore its network of scenic walking trails and bridleways, perfect for leisurely strolls or horseback riding.

Conveniently located within easy reach of Dereham and Swaffham, North Pickenham offers a peaceful retreat with essential amenities close at hand. Local pubs such as The Crown Inn provide a welcoming atmosphere and hearty meals, while nearby markets offer fresh local produce and artisan goods.

With excellent local schools and recreational facilities, North Pickenham provides an ideal setting for families seeking a blend of rural tranquillity and community spirit. Whether exploring the nearby Thetford Forest or simply enjoying the beauty of the Brecklands, North Pickenham offers a unique opportunity to experience authentic Norfolk country living.

AGENT'S NOTE

- Please note that some internal and external images have been virtually staged and renovated, respectively, to show how the house could look once complete.
- Some images used are of a different plot, of the same house type or an alternative house type.
- The floor plan is indicative of one plot with a single garage, other plots may differ.
- All properties have driveway parking plus either a cart lodge, single or double garage.

COUNCIL TAX

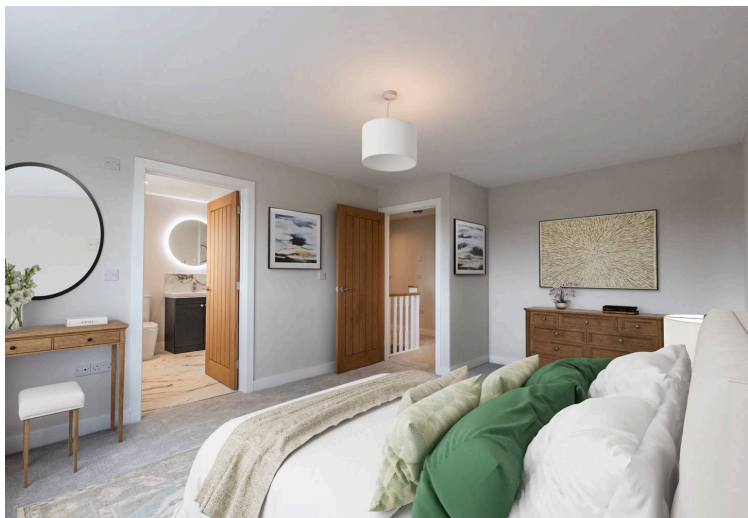
Band to be confirmed.

ENERGY EFFICIENCY RATING

Predicted ratings are B. The reference numbers or full certificates can be obtained from Sowerbys upon request. 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.

LOCATION

What3words: ///jump.overdone.over



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.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

