



Ashmere House

STOW BEDON

SOWERBYS

Land & New Homes Specialists



INTRODUCING

Ashmere House

Mere Farm, Stow Bedon,
Norfolk, NR17 1ET

Exceptional Barn-Style Home with Over
2,800 Sq.Ft. of Flexible Living Space

Large Plot Extending to Just Over Half an
Acre (STMS) with Open Field Views

Stunning 32 Ft. Kitchen/Dining/Family
Room with Bi-Fold Doors to the Garden

Four Double Bedrooms, Including a Luxurious
Principal Suite with Dressing Room and En-Suite

Two Additional Reception Rooms, Plus a Study

Underfloor Heating, Air Source Heat Pump and
Photovoltaic Solar Panels with Battery Storage

Detached Double Garage with Electric Roller
Doors and Expansive Shingle Driveway

Beautiful Rural Setting within an Exclusive,
Architect-Designed Development

Crafted by Respected Local Builder
Dunning Timber Frames Ltd

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Positioned within an exclusive collection of individually designed properties, this exceptional new home offers a rare blend of rural tranquillity, architectural quality and considered luxury.

Set on a plot of just over half an acre (STMS), this impressive new build enjoys open views across the Norfolk countryside and has been finished to a specification designed for modern living - without compromise.

At over 2,800 sq. ft. the property offers expansive, well-proportioned interiors with a focus on flexibility and flow.

The centrepiece of Ashmere House is the 32 ft. kitchen/dining/family room - an elegant, open-plan layout featuring two sets of bi-fold doors, which frame views over the garden and surrounding fields. The adjoining pantry, utility and boot room ensure practicality is integrated seamlessly into the design, while bespoke finishes such as quartz worktops, exposed Bosch appliances, and a central island with waterfall ends elevate the everyday experience.

For those working from home or seeking separation between family and professional life, two additional reception rooms - including a formal sitting room, a snug, plus a separate study—offer rare flexibility in a new build.

Upstairs, the principal suite is a private retreat with a generous dressing room and a beautifully appointed en-suite bathroom.

A second en-suite bedroom provides ideal guest accommodation, while two further double bedrooms are served by a large family bathroom, finished in porcelain tiles with high-specification fittings throughout.

Externally, the home sits behind a wide shingle driveway, offering ample parking, and leads to a detached double garage with electric doors.

The rear garden, extending to around 90 meters in length at its maximum, is a key feature of the plot - laid to lawn, bordered by open countryside and designed to accommodate outdoor living with ease and privacy.

With an EPC rating of A, air source heat pump, underfloor heating, and photovoltaic solar panels with battery storage, this is a home designed for long-term sustainability as much as comfort.





GROUND FLOOR: Kitchen/Dining/Family Room 33'0" x 15'9" (10.06m x 4.80m) |
 Sitting Room 18'5" x 14'2" (5.61m x 4.32m) | Snug 13'0" x 11'8" (3.96m x 3.56m) |
 Office 9'0" x 8'4" (2.74m x 2.54m) | Double Garage 20'11" x 20'4" (6.38m x 6.20m)

FIRST FLOOR: Bedroom One 17'4" x 12'6" (5.28m x 3.81m) |
 Dressing Room 13'5" x 9'5" (4.09m x 2.87m) | Bedroom Two 14'6" x 12'11" (4.42m x 3.94m) |
 Bedroom Three 14'0" x 11'4" (4.27m x 3.45m) | Bedroom Four 14'0" x 11'4" (4.27m x 3.45m)

Approximate Total Floor Area 2,834 sq.ft. / 263.26 sq.m (Excl. Garage)

Stow Bedon

Stow Bedon is a delightful rural village in the heart of Norfolk, offering a peaceful setting surrounded by unspoilt countryside. Just a few miles from the market town of Attleborough, the village enjoys a secluded atmosphere while remaining well connected to nearby towns and amenities.

Rich in history, Stow Bedon is home to the ruins of St Botolph's Church, a reminder of its medieval past. Nature lovers will appreciate the nearby Wayland Wood, an ancient site linked to the "Babes in the Wood" legend, which offers beautiful walking trails and diverse wildlife. Thetford Forest, one of England's largest lowland forests, is also within easy reach, providing extensive cycling and walking routes, as well as adventure activities at High Lodge. Thompson Water, a picturesque nature reserve, is another great spot for birdwatching and peaceful walks.

Despite its rural charm, Stow Bedon is well connected via the A11, with Norwich just 20 miles away. The historic city offers a wealth of cultural attractions, including its cathedral, medieval castle, independent shops, and lively dining scene. The nearby town of Wymondham, with its stunning abbey and traditional market, adds to the area's appeal.

Stow Bedon offers a rare blend of countryside seclusion and accessibility, making it an ideal location for those seeking a peaceful lifestyle while still being well connected to the wider region. Whether exploring historic landmarks, enjoying outdoor adventures, or simply soaking in the beauty of the Norfolk landscape, this delightful village provides a wonderful place to call home.



The Developer

Dunning Timber Frames Ltd is a Norfolk-based developer with a focus on crafting high-quality, energy-efficient homes using sustainable building methods. With decades of experience in timber frame construction, their homes combine modern performance with thoughtful design, delivering properties that are built to last and finished to a high standard.

Known for their attention to detail and hands-on approach, Dunning Timber Frames Ltd create homes that reflect both craftsmanship and practicality, with a strong commitment to local tradespeople and responsible construction.



SERVICES CONNECTED

Mains water and electricity. Heating via air source heat pump.
Photovoltaic Panels with battery storage. Sewage via an independent treatment plant.
Broadband and phone connections.

PROPERTY CONSULTANT CERTIFICATE

6 Year Property Consultant Certificate with O A Chapman and Son.

ENERGY EFFICIENCY RATING

Predicted rating A.

TENURE

Freehold.

LOCATION

What3words: ///monument.gracing.perfect

AGENT'S NOTE

Access is via a shingled shared driveway, which is owned by another party with right of way over for access to the property. Any maintenance of the driveway/communal areas will be split between the homeowners.

Please note that some internal and external images have been virtually staged and renovated, respectively, to show how the house could look.

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.

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