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The Meadow House
Bells Meadow
Necton
Swaffham



A SUBSTANTIAL FIVE BEDROOM HOME SET IN EXTENSIVE LANDSCAPED GARDENS

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The Meadow House, 1 Bells Meadow, Necton, Swaffham, PE37 8NE

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RECEPTION HALL

With door in from the front aspect, useful storage cupboard, stairs leading to the first floor, doors open to the games room, study, kitchen and dining room.

CLOAKROOM

With WC and hand wash basin.

GAMES ROOM

With windows to two aspects, this spacious room comes complete with a snooker table and has a door out leading towards the garage.

STUDY

Ideal for those working from home, this room has a window to the side aspect. Range of fitted office furniture including cupboards, shelving and desk.

KITCHEN

With windows overlooking the rear garden. The kitchen is fitted with an excellent range of hand-built base storage cupboards and matching wall-mounted cabinets, as well as a number of larder units. There are attractive granite work surfaces over with inset twin bowl Butler sink, space in a faux-fireplace for a range-style cooker with tiled splashbacks. There is also space and plumbing for a dishwasher, attractive tiled flooring continues through an archway to the breakfast room.







BREAKFAST ROOM

French doors leading out onto the sun terrace with further window to side. Tiled flooring as per the kitchen.

UTILITY ROOM

Fitted with further storage, both cupboards and shelving, inset 1 ½ bowl sink unit, plumbing for washing machine and dryer. Tiled flooring, recess suitable for American-style fridge/freezer. Windows and doors lead to a courtyard area of the garden. This room also

houses the boiler which supplies the domestic hot water and central heating systems.

DINING ROOM

A lovely formal dining room with attractive oak flooring, window to the front aspect, windows and French doors lead out to the terrace and garden beyond. Attractive stone fireplace. Double doors open up into the sitting room and a further doors opens into the office.

OFFICE

Another great space for those working from home, as with the study, this office area is fitted with shelving, storage and desk. Opens into a garden room.

GARDEN ROOM

This garden room offers wonderful views into the garden and has a magnificent vaulted ceiling with roof lights, a large arched window offers a fantastic view of the garden and sliding patio doors open up onto the terrace.





SITTING ROOM

A spacious sitting room having windows to front and rear aspect, glazed doors open onto the sun terrace. The focal point to this room is provided by an attractive exposed brick fireplace housing a wood burning stove that has herringbone pattern back panel, bressumer

beam and herringbone hearth. Doors open into the music room and to the pool complex.

MUSIC ROOM

A lovely room which could be used for a number of purposes with large window overlooking the rear garden.

POOL COMPLEX

Door from the sitting room opens into an area with tiled flooring, and French doors out to the front aspect. Within this area, the current owners have installed a shower and a sauna. There is a changing room with separate WC that houses a WC and hand wash basin.

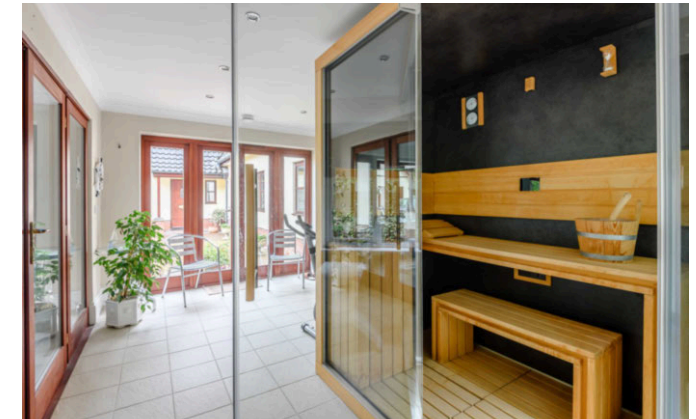


POOL ROOM

This fantastic room houses the swimming pool which measures approximately 35' x 16' and is 6ft at its deepest. High vaulted ceilings, windows to one wall, glazed doors lead out to the front garden with arched window above. Fitted dehumidifier. Attractive stone tiled surround.

FIRST FLOOR LANDING

With stairs up from the reception hall, the landing gives access to all five of the bedrooms as well as the family bathroom.



PRINCIPAL BEDROOM

A magnificent room which is partially vaulted with windows to both front and rear aspect offering lovely views over the garden. Open to:

DRESSING ROOM

Fitted with mirrored wardrobes to one wall. Door opening to the en-suite and gym/further dressing room.

EN-SUITE

Fitted with bath having handheld shower over set into attractive tiled surround, twin hand wash basins, WC, fitted shelving and tiled flooring.

GYM

Ideal as a second dressing room, with further wardrobes, attractive tiled flooring, glazed door open to a balcony area which overlooks the swimming pool.



BEDROOM TWO

As with the principal bedroom, this room has windows to front and rear aspects and a dressing area fitted with an extensive range of wardrobes.

EN-SUITE

Fitted with shower in corner cubicle, vanity hand wash basin with storage under. WC, partial tiling to walls.

BEDROOM THREE

With windows to the rear overlooking the garden, fitted mirrored wardrobes to one wall.

BATHROOM

Fitted with suite comprising bath, WC and hand wash basin. Shower in cubicle, partial tiling to walls.

BEDROOM FOUR

Window overlooking the driveway, fitted desk with drawers and fitted wardrobes to one wall.



BEDROOM FIVE

Once again, this room has a fitted desk with shelving over, wardrobes to one wall and a window to the rear overlooking the garden.

EXTERNAL

The property is approached via electric gates onto a sweeping gravel driveway which leads to the front of the property and is flanked by extensive lawned garden with a number of specimen trees. The front boundary is marked by an attractive red brick wall. There is access alongside the property to the rear. The rear garden is once again laid



to a wide sweeping lawn with attractive shrub and flower borders and beds, there is a wide sun terrace which adjoins the rear of the property accessed from the sitting room, dining room, breakfast room and garden room. Attractive box hedging borders the lawn and a pathway leads to the bottom of the garden passing a greenhouse to a



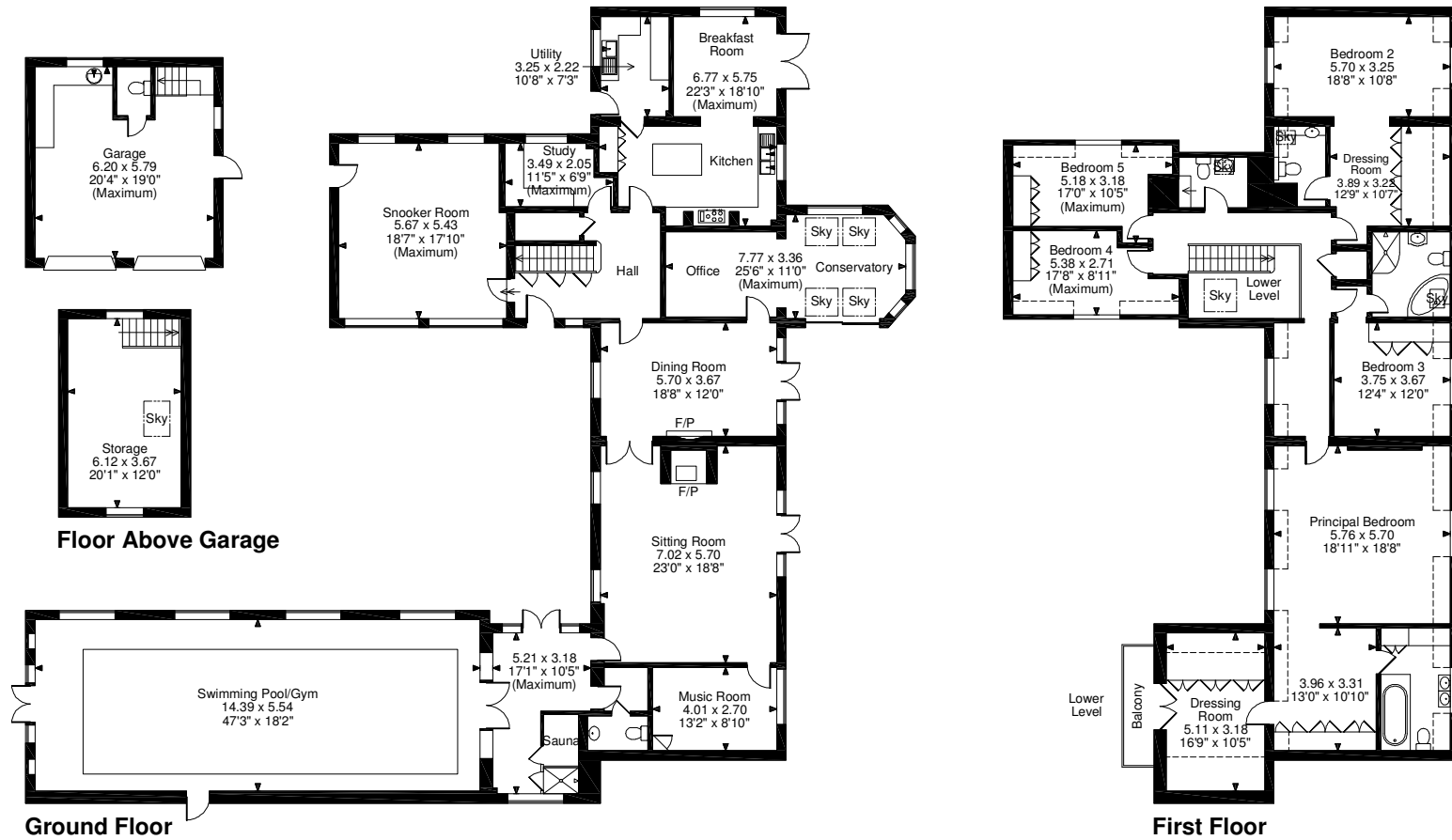
large pond with mature willow tree. These gardens private and enclosed by a combination of heading and mature fencing. There is also a courtyard area of the garden accessed from the utility room which provides a lovely pleasant seating area complete with vegetable patch and garden shed/summer house. In total the gardens and grounds approach 1 acre (STMS).



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Bells Meadow, Necton, Swaffham



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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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This impressive home stands in a private setting within the village of Necton, the gardens and ground extend to 1 acre (STMS) and offer substantial five bedroom accommodation extending to around 5800 sqft. This accommodation includes an extremely spacious sitting room with French doors opening into the rear garden, alongside which is a music room, formal dining room, games room complete with snooker table, stylish kitchen, two home offices and indoor swimming pool. On the first floor there are five bedrooms, three of which are en-suite, with the principal bedroom having a dressing room alongside. The property is approached via a long sweeping driveway through electric gates which leads to an extensive parking area and a detached garage with storage room over. Viewings are essential to fully appreciate the setting, quality and spacious offered by this individual home.

Viewing by appointment with our
Select Consultant on

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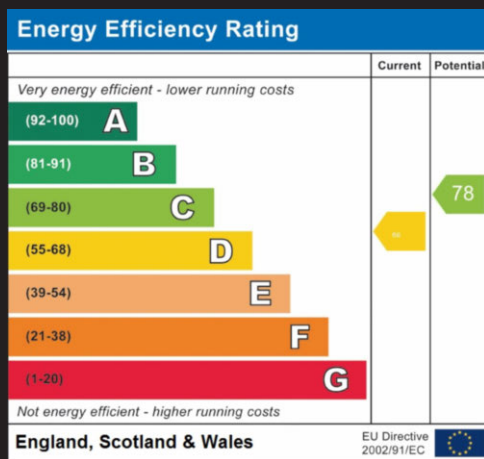
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