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Poppy View
Buxton Road
Cawston



A SPACIOUS FOUR BEDROOM CHALET WITH TWO BEDROOM ANNEXE, SWIMMING POOL AND GARDENS OF AROUND 1.3 ACRES (STMS)

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Poppy View, Buxton Road, Cawston, NR10 4HN

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ENTRANCE HALL

With door in from the front aspect into hallway leading to doors into two bedrooms, the main reception room and wet room, stair leading up to the first floor along with access from the hall to the annexe.

WET ROOM

A wet room style shower room, fitted with shower, wc with concealed cistern and vanity hand wash basin with storage under.

RECEPTION ROOM

A generous living room with windows to two aspects overlooking the garden. A focal point is provided by an attractive exposed brick fireplace housing a woodburning stove on raised hearth with bressummer beam over. Further character is provided by beams to the ceiling. Glazed double doors open to the dining room, and a door opens to the kitchen.

BEDROOM THREE

A lovely double bedroom with windows to two aspects overlooking the garden.

BEDROOM TWO

This generous double bedroom overlooks the swimming pool, with French doors opening out to the pool area.

DINING ROOM

Another bright room with two glazed 'walls' and French doors opening to the front aspect, onto a paved terrace. From this room a spiral staircase leads up to bedroom four/study.







KITCHEN/BREAKFAST ROOM

A galley style kitchen with an extensive range of fitted base and drawer units to three walls, with hardwood work surfaces over and inset butler sink, integrated fridge and dishwasher. Matching wall cabinets and plate rack. There is a range style cooker with hood over. From the kitchen a large wood lined opening overlooks the dining



room. From the kitchen a lobby has door out to the rear aspect, and doors to the utility room and shower room.

UTILITY ROOM

Fitted with further base and wall storage units, inset sink unit with 'rinser' tap, and space for a washing machine and tumble dryer.

SHOWER ROOM

A fully tiled shower room, with shower in cubicle, wc and pedestal hand wash basin.



LANDING

With stairs up from the hall. Access to eaves storage.

BEDROOM 1

A large double bedroom with window to the front aspect, partially vaulted ceiling with exposed timbers and walk-in wardrobe.

BATHROOM

Having corner bath, shower in cubicle, wc and hand wash basin set into a washstand. Partially vaulted ceiling.

BEDROOM FOUR/STUDY (ABOVE DINING ROOM)

An ideal study having fitted worksurface and velux balcony window overlooking the garden.





ANNEXE

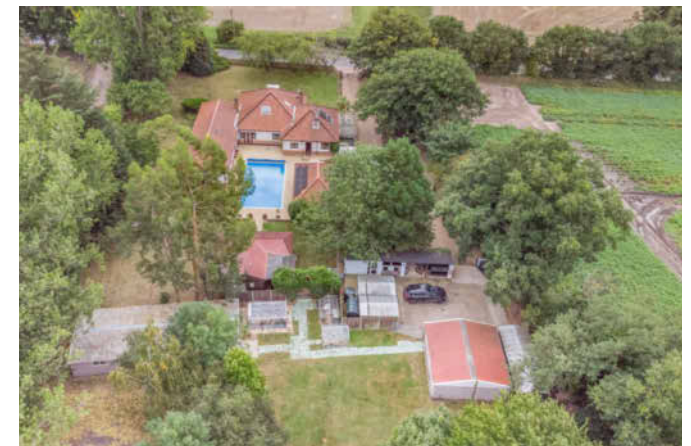
This self-contained annexe sits alongside the property and offer spacious two bedroom accommodation. Additionally, there is a spacious living room, with access to the main house a fitted kitchen fitted oven and hob, and a wet room. In total the annexe accommodation extends to in excess of 1000 sqft.



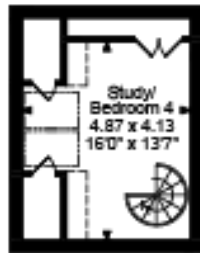
EXTERNAL

The property is approached from the Buxton Road through electric gates, onto a driveway which continues past the house to a triple garage with electric up and over doors, and personal door to the rear. The drive continues to a gated parking area, where there is a further double garage, garden stores, solid fuel stores, two oil tanks and pool pump house.

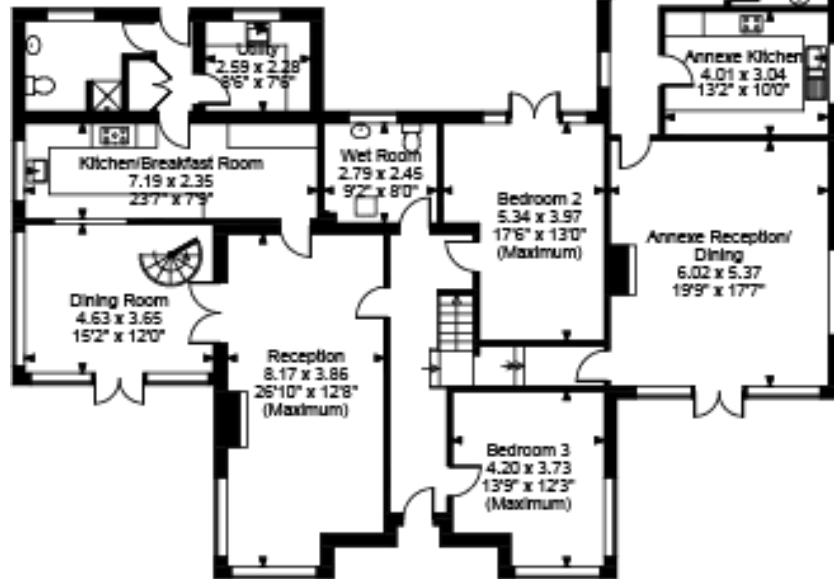
The partially wooded gardens surround the property with sun terraces the front, southern aspect, wide areas of lawn and to the rear is the heated pool set into a paved surround. Beyond the pool is a pool house which includes a bar area. The gardens also include greenhouses, hot tub and barbecue area, large workshop, pond and well planted beds. In total the gardens and grounds extend to around 1.3 acres (stms).



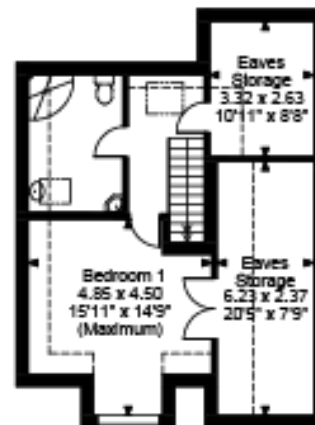
Poppy View, Buxton Road, Cawston, Norwich, Norfolk



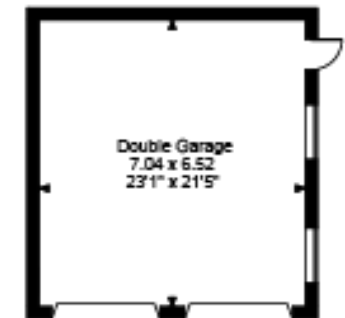
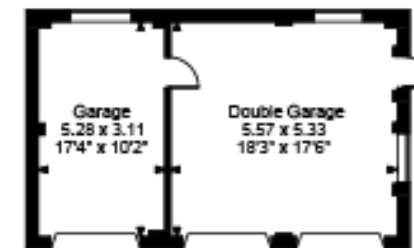
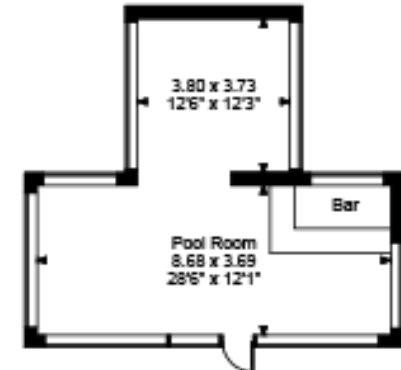
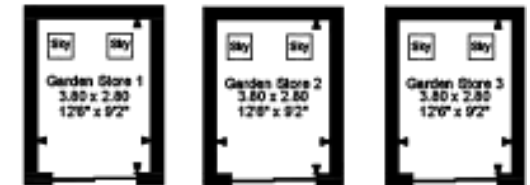
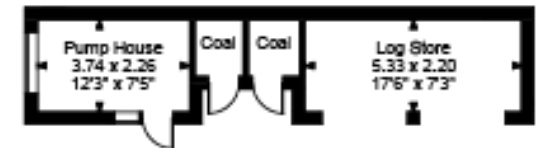
First Floor Above Dining Room



Ground Floor



First Floor



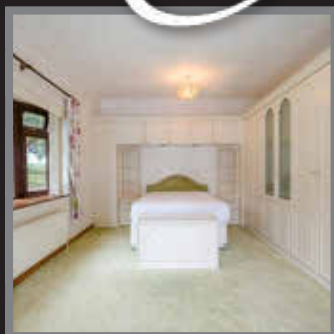
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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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This spacious detached property stands in a rural setting, outside the village of Cawston in gardens and grounds which extend to around 1.3 acres (STMS). The main property offers four bedrooms, and two reception rooms, with an additional self-contained single storey annexe. To the rear of the property is a heated swimming with pool house and hot tub. Within the grounds there are numerous other outbuildings including a large workshop, double and triple garage, as well as a number of garden stores. The property also benefits from pv solar panels. The village of Cawston lies between the County capital, Norwich, and well-known north Norfolk market town of Holt. The village of Cawston has local facilities including public houses, Post Office/Store and Parish Church. The nearby market town of Aylsham has further facilities including schooling, bars, restaurants, local shops and supermarket.

EPC Rating: D
Council Tax Band: D
Tenure: Freehold

Viewing by appointment with our
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