



The Chalet  
Harlingwood Lane | Old Buckenham | Norfolk | NR17 1PT

# MAKE A SPLASH



This fabulous property leaves very few boxes unchecked. Superbly extended and beautifully enhanced by the current owners, it boasts four bedrooms, an attached annexe, a spacious and bright kitchen breakfast room and a delightful pool house complete with a heated swimming pool, sauna, changing rooms and a hot tub, which the owners currently rent out for a generous income. The property doesn't just shine on the inside; the stunning gardens and peaceful setting in a well-connected Norfolk village truly set this home apart.



# KEY FEATURES

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- Absolutely Superb Gardens – Around One Acre Plot (stms)
- Beautifully Extended Accommodation
- Wonderful Indoor Pool With Hot Tub And Sauna
- Pool Is Let And Provides A Great Income
- Very Useful Annexe With Wet Room And Kitchen
- Light and Airy Sizeable Kitchen Breakfast Room
- Four Comfortable Bedrooms – One On The Ground Floor
- Lots Of Off-Road Parking
- Master Suite Has En Suite And Dressing Room

Over the past nine years, the current owners have significantly enhanced this 1960s-built home to the degree that it is now virtually unrecognisable from its original state. Their extensive renovations include two major extensions—one adding the annexe and first-floor bedroom and another creating a stunning open-plan kitchen, dining and family room. Additional improvements include re-roofing and re-wiring the property, installing new windows and replacing the internal doors with solid oak alternatives.

## Step Inside

A spacious entrance hall welcomes you to this exceptional home where a generously proportioned ground-floor bedroom offers an ideal retreat for guests or family preferring single-level living. From the hallway, stairs lead to the rooms on the first floor. Continuing through the hall is access to a convenient ground-floor cloakroom before you arrive at the stylish kitchen family room.

The spectacular kitchen family room is a magnificent addition to the property and the hub of the home, offering a superb space for family members to gather, eat, and socialise together. The already bright and airy kitchen space is further enhanced by a large lantern roof light that floods the room with natural daylight. Huge bi-fold doors open from the living area onto the deep patio, allowing entertaining to effortlessly extend from the house into the beautiful garden.

At one end of this convivial space is the kitchen which features Shaker-style cabinets and oak worktops that provide ample room for prepping, cooking, and socialising. Keen cooks will appreciate the two Neff ovens with hide and slide doors, along with the integrated dishwasher, fridge, microwave and coffee machine. If you prefer not to enjoy your morning coffee while taking in the spectacular garden views from the family area, a large island offers an additional space to perch.

A separate sitting room accessed via the kitchen is a great place to relax or snuggle in front of the TV for a family movie night. Fitted with a stylish modern woodburner and striking wood flooring, this room is as beautifully decorated as the rest of the property.





# KEY FEATURES

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## Room For Family

For those seeking a multi-generational set up, there is an attached open-plan annexe with kitchenette and wet room that has been adapted for wheelchair use. The annexe has its own access to the garden and a separate patio, allowing full independence within the family home.

## Exploring Upstairs

The first floor boasts three generously sized bedrooms, each stylishly appointed with attractive wooden flooring. The principal bedroom is a comfortable, welcoming space with dual aspect, featuring an en-suite bathroom and a spacious dressing area with mirror-fronted fitted wardrobes. Bedroom two is a bright, airy room with wonderful picturesque views of the surrounding fields and neighbouring Stud Farm. Concluding this level is a pleasantly updated family bathroom, complete with a modern suite.

## Step Outside

The outside space of this stunning home has much to offer. To the front of the property is a small lawn with an abundance of well-maintained shrubs and small trees. Adjacent to the property, ample parking is available for multiple vehicles, complemented by access to a spacious double garage. The stunning rear garden boasts a newly installed porcelain patio that greets you as you step through the bi-fold doors from the kitchen family room. From here expansive views of the well-established garden can be appreciated, characterised by mature trees and interspersed shrubbery. The predominantly lawned garden has been meticulously maintained, with manicured box hedging creating a charming maze, centred around a delightful fountain. An orchard area features productive apple and pear trees, while a nature pond encourages biodiversity, attracting a range of wildlife to the garden. Raised vegetable beds cater to enthusiasts of home-grown produce, adding further appeal to this exceptional outdoor space.

## A Splash Hit With Visitors

The property includes a 16m x 8.7m (stms) pool house, featuring a 14m x 5m heated swimming pool, changing rooms with three new showers, a sauna and a jacuzzi. Additionally, the pool house boasts its own patio area. The owners currently rent out the pool for private hire to a loyal base of regular customers, providing a generous, low-maintenance income should you wish to continue this arrangement.













NOTICE

Cancellations



IMPORTANT  
PLEASE SHOWER  
BEFORE USING POOL



























# INFORMATION

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## On The Doorstep...

The beautiful village of Old Buckenham, situated in the southern part of the county boasts two fantastic pubs - The Ox and Plough and The Gamekeeper. The dog friendly Ox and Plough host regular themed nights and events and The Gamekeeper serve locally sourced dishes and Woodforde's hand drawn ales. There is also a well-stocked village shop and post office within a short walk of the property.

The village also enjoys the largest village green in England at a massive 49 acres, which includes woodland and provides a wonderful place to explore.

## How Far Is It To...

The village of Old Buckenham is approximately 3.3 miles from Attleborough and 10 miles from Diss, both of which have a large selection of stores and services. Both towns operate regular train services, with the latter providing direct links to London Liverpool Street in 90 minutes. Old Buckenham is also located within a short drive of the A11 and only 18 miles from the city of Norwich.

## Directions

Proceed from the market town of Diss along the B1077 in a northerly direction and continue through the villages of Shelfanger, Winfarthing and Banham. At the crossroads follow the road into the village of Old Buckenham As you enter the village of take a right-hand turn into Harlingwood Lane and the property will be found on the left-hand side.

## What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... grumbling.figure.explores

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Electricity & Drainage

Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)

Mobile Phone Reception - varies depending on network provider

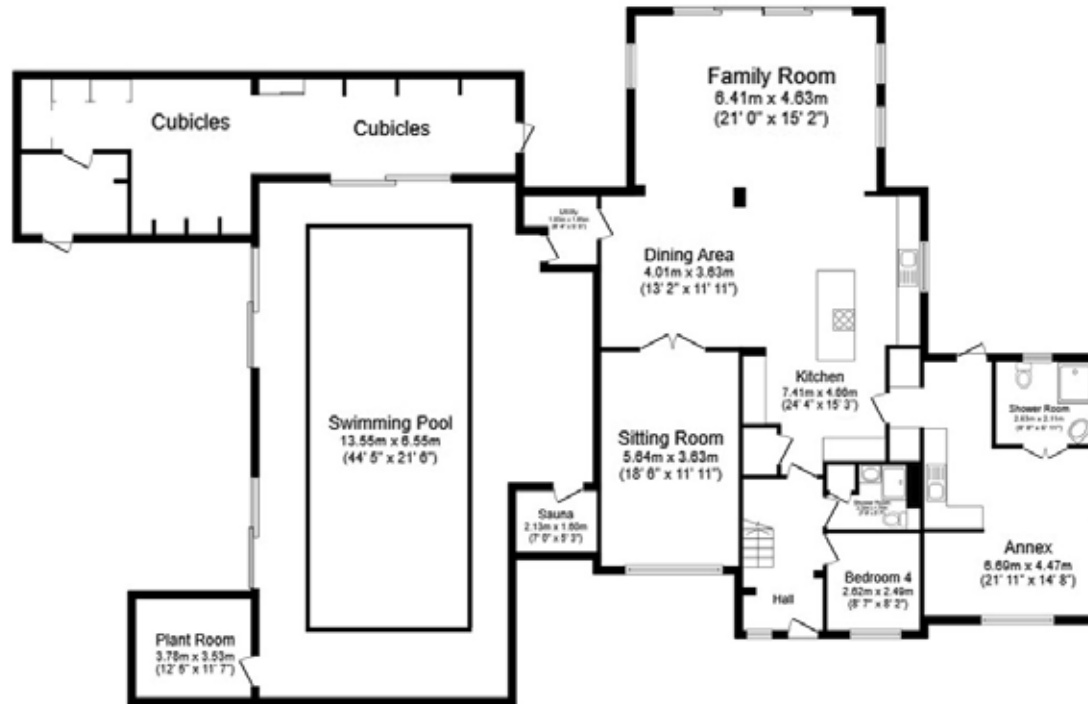
Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) - to check Mobile/Broadband Availability

Breckland District Council - Tax Band D

Non-Domestic Rates: The property, currently trading as Old Buckenham Swim is zero rated.

Freehold.

Property  
 Approx. Internal Floor Area - 2708 Sq ft / 251.5 Sqm



Ground Floor

For identification purpose only. Not to scale.  
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First Floor

| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         |           |
| 69-80                    | C             |         |           |
| 55-68                    | D             | 65   D  | 71   C    |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





# FINE & COUNTRY

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