



The Old Chaise House
The Green | Old Buckenham | Norfolk | NR17 1RE

GEORGIAN HOUSE ON THE GREEN



Hurry – a Georgian house on the green in one of Norfolk’s most popular villages is not your everyday offer. This beautiful red-brick-and-pantile house still retains all the original features you’d hope to find with all the elegance and symmetry of that unsurpassed period in architecture. Behind the five-bedroom main residence is a self-contained one-bedroom annexe, ideal for a relative or for guests.



KEY FEATURES

- Large detached Georgian home
- Integral one bedroom annexe
- Large and social kitchen dining area
- A large principal bedroom with ensuite
- Wonderful village location
- In need of some renovation but fantastic character features throughout
- Parking for multiple vehicles and garage
- Suntrap courtyard garden with patio area
- A short drive from the train links and amenities of Diss and Attleborough
- Chain Free

Lovers of Georgian homes will thrill even before entering through the beautiful panelled central front door with traditional fanlight above. Five multi-paned original sash windows surround the entrance in this handsome frontage, intended to impress so long ago and still succeeding abundantly. Built around 1830, this residence was once a chaise house serving travellers as they stopped on their journey to Norwich. The chaises and horses were kept in the low stable block to the left of the entrance. During the course of its long life, the house was also once a village shop.

Step Inside

Entry is into an interesting split hallway with an enclosed staircase. Panelled doors in natural wood are part glazed to enable light to travel into the centre of the building. On either side of the central passageway are a choice of reception rooms, both double aspect, beautifully proportioned and with woodburning stoves in period fireplaces. In the sitting room to your left are Georgian details such as two arched niches either side of the fireplace and a decorative plaster frieze. A set of French doors leads to a side return of the rear garden. To your right, the drawing room retains elaborate parquet flooring which would well repay a little restoration.





KEY FEATURES

Down the corridor is the large square kitchen, well equipped with modern requirements but with touches of rusticity in addition – the exposed brick wall with an Aga recessed into a chimney, the Belfast sink and the beautifully patinated terracotta floor. With yards of prep space on granite counters as well as a central island, the enthusiastic cook will want for nothing. Immediately adjoining, through a wide arch, is a dining room which benefits from elegant wood flooring and double doors to the garden. Together, these two rooms create a generous sociable space – somewhere family and guests can come together with plenty of room for cooks. A utility with additional storage is to be found just off the dining room.

Exploring Upstairs

The large galleried landing has an atrium-like quality, gently curved and lit by a central circular skylight. Off it are five bedrooms and a spacious family bathroom with a bathtub perfectly placed in a wide arched recess. One of the bedrooms to the front of the house has its own bathroom and deep walk-in cupboard, forming a master suite.

Annexe

Behind the main house, and accessed internally via a door from the kitchen, is the separate one-bedroom annexe. Converted from what was once the storage unit for the one-time shop, this space now comprises a 25-foot-long reception room (the baby grand currently in there barely registers), a fully fitted kitchen with room for a dining set, and a WC on the ground floor. Doors lead to the garden from both the kitchen and sitting room. Upstairs in the roof space are a double bedroom and a bathroom with separate shower stall and an oval tub tucked into a corner. The long landing connecting these two rooms hosts a quantity of storage space that has to be seen to be believed.



















THE ANNEXE









INFORMATION



Step Outside

The garden behind is sheltered on all sides by the house, the annexe, a detached workshop and a rear wall. With a south-west aspect, and protected from the elements, this is a garden you'll use year-round. A separate workshop, 26 feet wide and with three windows facing north, will make an ideal artist's studio.

On The Doorstep

This well set up village benefits from two pubs, a shop and post office and (sounding too good to be true) a wine refill shop. With its enormous green, it really is one of the most picturesque villages around. No wonder it has been called Norfolk's most up-and-coming village. The market town of Attleborough is just five minutes away and has a station on the Breckland Line which connects Norwich to Cambridge. Diss, with supermarkets, boutique shops and the Corn Hall arts venue is about a quarter of an hour away by car. From here trains depart for London reaching Liverpool Street in as little as one hour, 21 minutes.

Directions

From Diss head North on the B1077 all the way to Old Buckenham. The property is on the left just past The Gamekeeper pub.

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... [///tiger.fabric.delight](https://tiger.fabric.delight)

Services, District Council and Tenure

OFCH in main House, Electric Heating in Annexe. Mains Water, Electricity and Drainage, Solar Panels,
Broadband Available – Current Provider is Sky Broadband
Mobile Phone Reception - Varies depending on network provider
Please see www.ofcom.org.uk - to check Mobile/Broadband Availability
Breckland District Council -Main House Tax Band E, Annexe Tax Band A.
Freehold

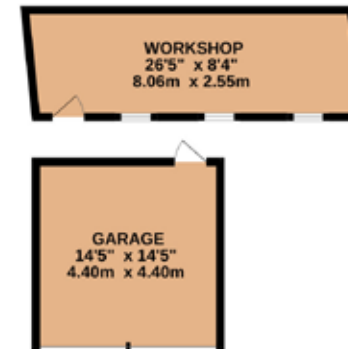
GROUND FLOOR
1813 sq.ft. (168.5 sq.m.) approx.



1ST FLOOR
1620 sq.ft. (150.5 sq.m.) approx.



OUT BUILDINGS
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 3855 sq.ft. (358.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	48 E	
21-38	F		
1-20	G		



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