





## Oakmead, Chapel Road

Guide Price £550,000 - £575,000

A spacious and distinctive four-bedroom detached home set on a generous 0.61-acre plot in the highly sought-after village of Foxley. Offering exceptional space both inside and out, this impressive property is perfect for a growing family or anyone looking for room to breathe.

### On the Ground Floor

As you enter, you're welcomed by a bright and expansive entrance hall with a galleried landing that sets the tone for the home's sense of scale.

The 24ft x 17ft living room is a standout feature, complete with a characterful inglenook fireplace and log burner, dual-aspect windows, and French doors opening to the garden — ideal for both relaxing and entertaining.

Off the hall, you'll find a versatile study or fourth bedroom with built-in storage, serviced by a modern ground-floor shower room.

The heart of the home is the 24ft kitchen/dining room, fitted with a range of base and eye-level units and complemented by a separate utility room.





## On the Second Floor

Upstairs, there are three generous double bedrooms.

The principal bedroom enjoys “suite” status, featuring a walk-in wardrobe and a stylish four-piece en-suite.

The spacious landing offers a great additional study area and, subject to building regulations, could even accommodate an extra bathroom if desired.

## Outside

Outside, the property continues to impress. A large, shingled driveway provides ample parking for several vehicles, including space for a motorhome, with gated side access leading to the rear.

The beautifully sized rear garden offers a decked terrace for outdoor dining, a generous lawn, and a wild garden area towards the back.

There’s also a substantial double garage/workshop – insulated, powered, and lit – offering an ideal space for hobbies or home business use.

This is a rare opportunity to purchase a truly unique home that combines rural tranquillity with versatile, contemporary living.







## Situation

Foxley is a widespread village on the A1067 Norwich to Fakenham Road and about 1 mile from the village of Bawdeswell, and 5 miles from the thriving market town of Reepham. Bawdeswell has good local facilities and Reepham has an excellent school and sixth form centre.

## Directions

To find the property leave Reepham Market Place on the B1145. Take the right hand turning at the Bawdeswell Garden Centre junction and proceed along Fakenham Road B1145. Take the third turning on the left onto Old Fakenham Road. Proceed along and take the first right hand turn into Chapel Road, where the property will be found on the left hand side at the bottom of the no-through road.

## Services

Oil central heating. Mains water, electricity and drainage are connected.







### Useful Information (where is the nearest?)

Doctors – North Elmham surgery (4.5 miles) or Reepham Surgery (6 miles)

Dentist – Reepham Dental Centre ( 6.5 miles) or Bupa Dental Care, Dereham (7 miles)

Hospital – Norfolk & Norwich University Hospital (17.5 miles)

Bawdeswell Primary School – (0.6 miles) or Foulsham Primary School (2.8 miles)

Reepham High School and Sixth Form College – (5.5 miles) (Serviced by school bus)

Train Station – Norwich (16.4 miles)

Airport – Norwich International Airport (13.5 miles)

**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This property is being marketed by our Reepham office and the property reference is AR0.



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also, if there is anything in particular that you require clarification on – call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





**Ground Floor** Building 1



**Floor 1** Building 1



**Ground Floor** Building 2

**Approximate total area<sup>(1)</sup>**

2936 ft<sup>2</sup>

272.8 m<sup>2</sup>

**Reduced headroom**

137 ft<sup>2</sup>

12.8 m<sup>2</sup>

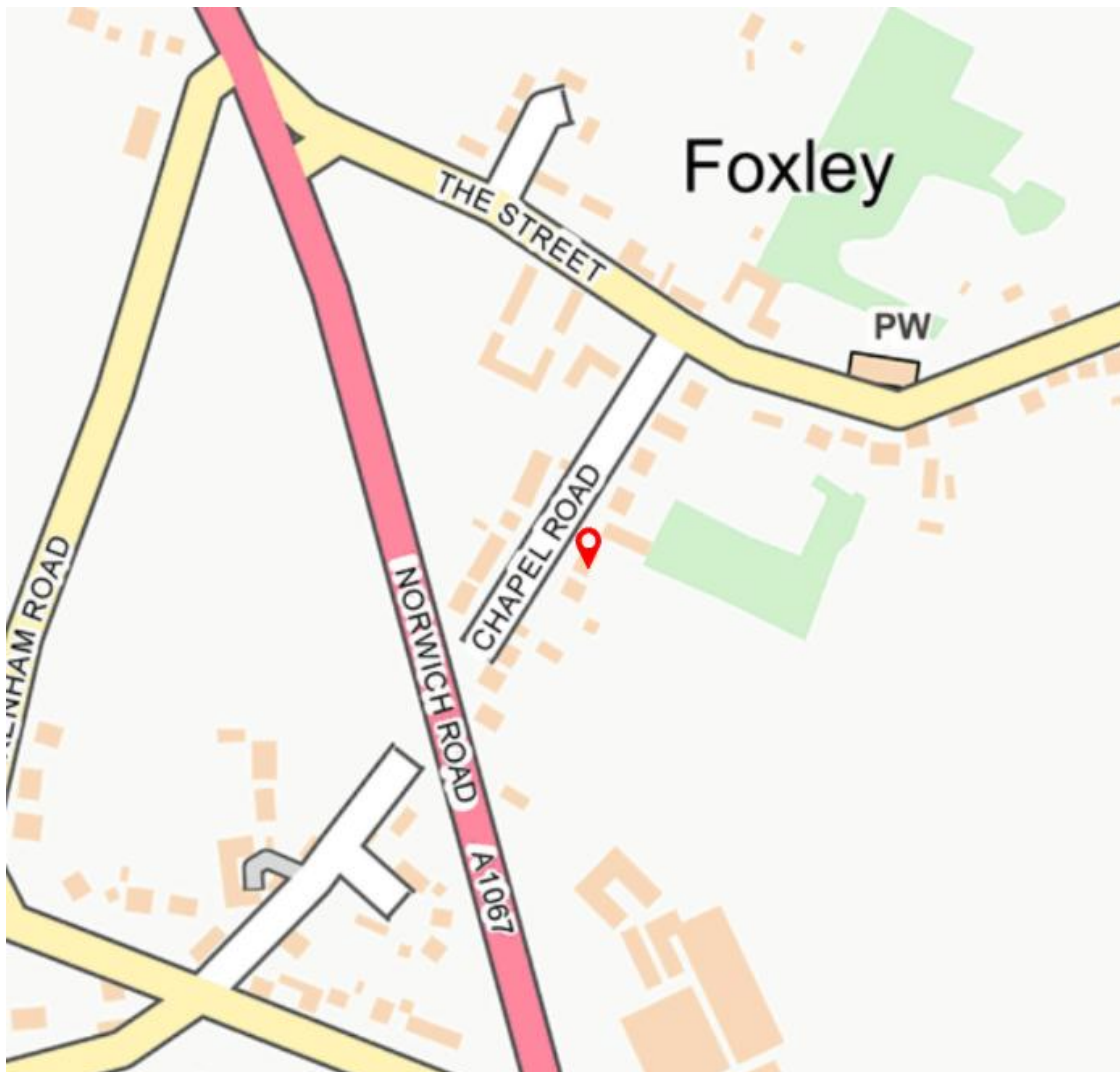
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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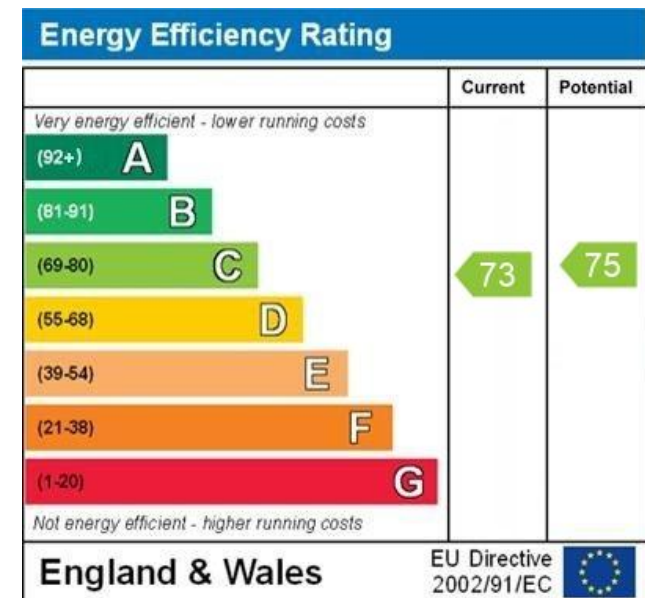
## Energy Performance Certificate (EPC)

The graph below shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

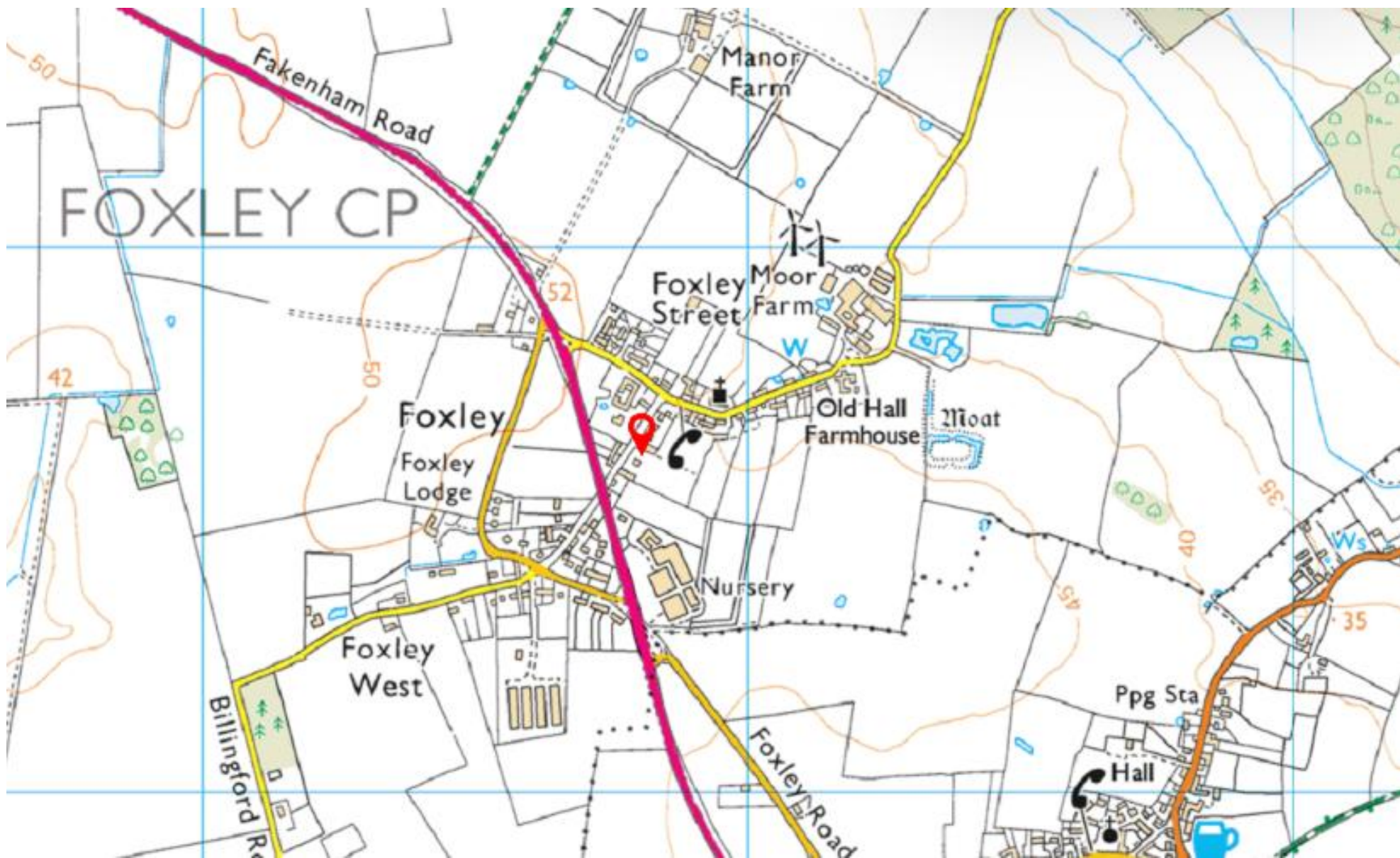
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).



WWW.EPC4U.COM

The full EPC report can be found at – [Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)



**Dereham Office** 37 Quebec Street,  
Dereham, NR19 2DJ  
01362 696895  
[post@parsonsandcompany.co.uk](mailto:post@parsonsandcompany.co.uk)

**PARSONS**  
— COMPANY —

**Reepham Office**  
Market Place, Reepham, NR10 4JJ  
01603 870473  
[info@parsonsandcompany.co.uk](mailto:info@parsonsandcompany.co.uk)