



THE STORY OF

44 Stephenson Close

West Raynham, Norfolk

SOWERBYS



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44 Stephenson Close

West Raynham, Fakenham, Norfolk
NR21 7DH

Beautifully Presented Detached Home

Four Bedrooms, with an En-Suite to the Principal

Stunning South Facing Rear
Garden with Field Views

Stunning Garden Room Extension

Energy Efficient Home with EPC
Rating C and Solar Panels

Covered Outdoor Dining Area with Separate
Hot Tub Seating Overlooking Fields

Off Street Parking and Garage

Set Within the Orchard, a Private
Development with Circa 40 Acres
(STMS) of Communal Ground

SOWERBYS BURNHAM MARKET OFFICE

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There is something rather special about life on the former RAF base at West Raynham, and this beautifully presented detached home on Stephenson Close captures it perfectly. A quiet setting, far-reaching open field views and a close-knit community combine to create a home that feels both private and wonderfully sociable.

At its heart is a generous front-to-back sitting room, where a woodburning stove creates a cosy focal point. To the rear, however, it is the garden room extension that really steals the show. Designed with light at the forefront, the room is flooded with natural light from its extensive glazing and roof windows, while full-height bi-fold doors draw the garden right into the living space.

The kitchen sits alongside a separate dining room, creating a practical arrangement, while a useful utility room, downstairs WC and a separate study room add to the functionality. Upstairs are four bedrooms, including a generous principal bedroom with en-suite, alongside the family bathroom. The fourth bedroom is currently configured as a brilliant dressing room, but with freestanding fixtures, it could easily revert back to a bedroom or home office.

Outside, the garden is equally impressive. The south-facing garden has been thoughtfully designed for enjoying the best of the sunshine, with a lovely, paved patio, covered outdoor dining space and a particularly picturesque hot tub area that creates a wonderful spot for relaxing at the end of the day. Beyond the garden, open fields provide a rural backdrop and a real sense of space.

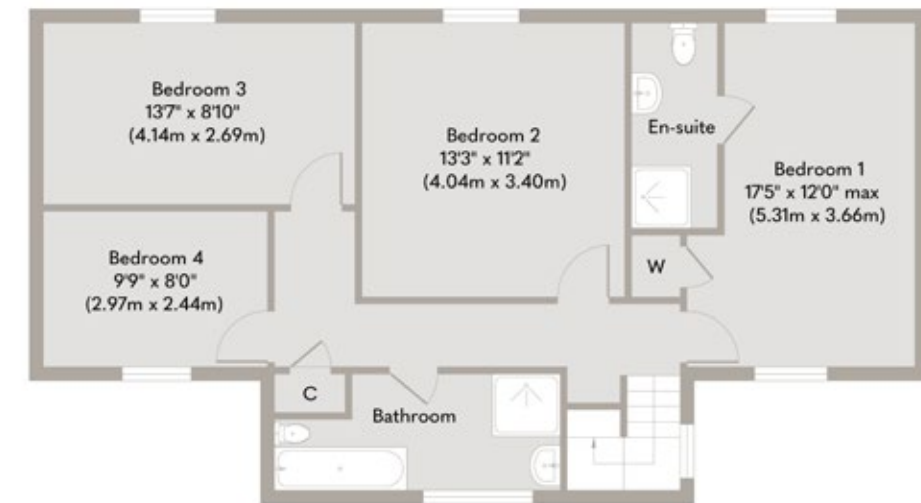
The property also performs impressively from an energy-efficiency perspective, with an EPC rating of C, solar panels positioned on the south-facing elevation and two EV charging points. There is off-street parking to the front together with a garage, providing excellent practical storage.

For those looking for a peaceful home with beautiful outside space, excellent energy credentials and a real sense of community, this is a home that covers all aspects.

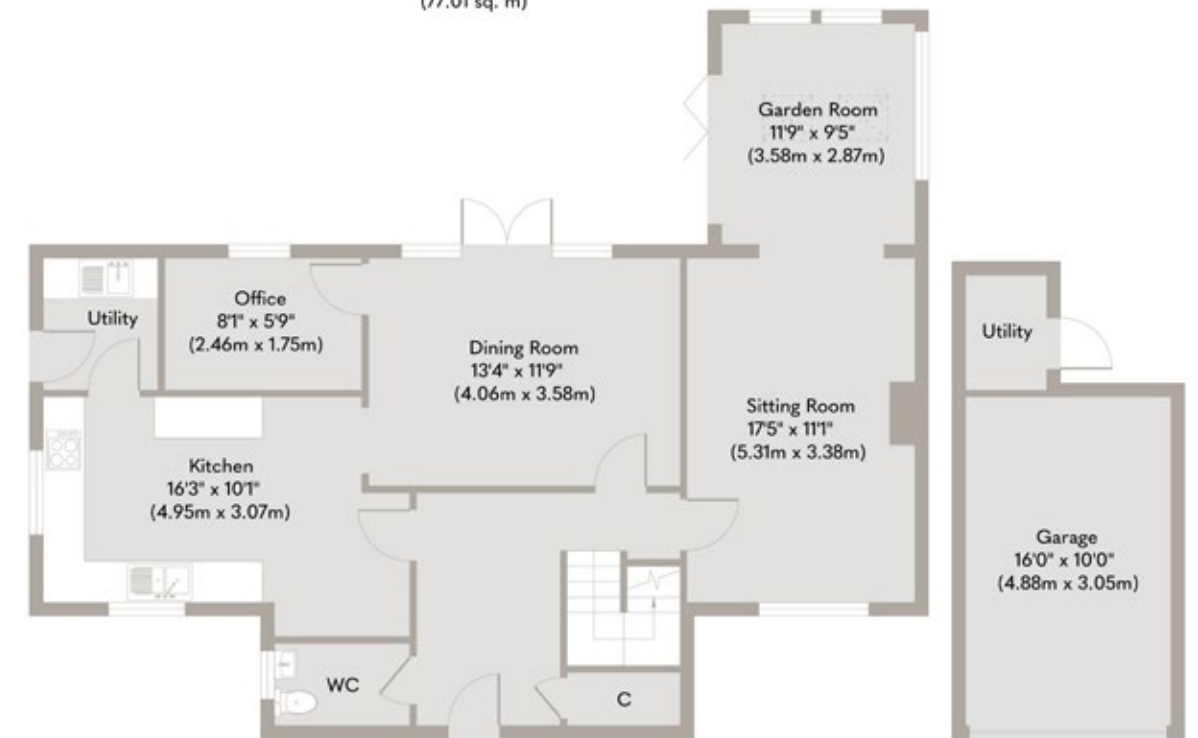


Three words to describe
the home would be
peaceful, scenic and
economical.





First Floor
Approximate Floor Area
829 sq. ft
(77.01 sq. m)



Ground Floor
Approximate Floor Area
936 sq. ft
(86.95 sq. m)

Outbuilding

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Fakenham

A SUPERB PLACE, CLOSE TO
COAST AND COUNTRY

Fakenham offers the perfect blend of market town charm and coastal proximity. Located just ten miles from sandy beaches and positioned halfway between King's Lynn and Norwich, with easy access to Holt and Swaffham, it ensures a convenient commute.

After work, residents can enjoy the thriving Central Cinema or engage in activities like glass-blowing at Langham Glass, exploring nature at Pensthorpe, or taking a stroll at Sculthorpe Moor. For those seeking more excitement, Fakenham Racecourse offers a day of racing, while Fakenham Golf Club provides a scenic setting around the racecourse. Nearby Thursford features a remarkable collection of steam engines and organs, famous for its Christmas spectacular.

Explore Fakenham's history through the Lancaster Heritage Trail, with 32 plaques highlighting its industrial past, including printing blocks dating back to 1250 embedded in the market square. The town hosts a lively market every Thursday and a farmers' market on the last Saturday of the month.

Fakenham boasts a variety of homes, from grand residences to character cottages and modern new-builds. Food enthusiasts will appreciate Walsingham Farm Shops for local meats and Mrs Temple's award-winning cheese. Dining options include historic spots like The Ostrich Inn, serving since 1841, and Sculthorpe Mill, honoured with a Michelin Bib Gourmand in 2022.

With its ideal location, diverse housing options, and thriving local businesses, Fakenham is a prime place to settle down.



Note from the Vendor



“We’ve loved the beautiful views, peaceful living and a wonderful community, with walks, cycling and Norfolk wildlife right on our doorstep.”



SERVICES CONNECTED

Mains water, electricity and drainage. LPG fired central heating.
South facing solar panels with batteries and inverter.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 6234-1820-2409-0609-2296.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///jugs.outlooks.crisp

AGENT'S NOTE

Maintenance fee of £65 per month.

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SOWERBYS

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