



THE STORY OF

Sage House

Great Massingham, Norfolk

SOWERBYS



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10 Owen Cole Close, Great Massingham, Norfolk
PE32 2LF

Attractive Detached Georgian-Style Family Home

Four Generous Bedrooms

Driveway Parking with Single Garage

Beautifully Positioned South East-Facing Garden

Separate Utility Room for Added Convenience

Available with No Onward Chain

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A beautifully presented Georgian-style detached family home, occupying a peaceful position at the end of a quiet cul-de-sac in the desirable village of Great Massingham.

With its handsome double-fronted façade, elegant sash windows and attractive brick-weave driveway, this impressive home blends timeless Georgian-inspired architecture with the practicality of modern family living. Built circa 2011 and immaculately maintained, it offers stylish, well-balanced accommodation ready to move straight into.

The ground floor centres around a spacious kitchen/breakfast room with a separate utility, complemented by a versatile dining room. To the rear, the generous sitting room flows into a bright south-east facing garden room overlooking the garden, creating an ideal space for both everyday living and entertaining.

Upstairs are four well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room, alongside a modern family bathroom.

Outside, the property benefits from ample off-road parking, a single garage and attractive enclosed gardens, all enhancing the appeal of this impressive home.

A leisurely ten-minute walk takes you past Great Massingham's iconic duck pond to the much-loved Dabbling Duck, while the village itself offers a wonderful sense of community, everyday amenities and beautiful surrounding countryside.

Offered to the market with no onward chain, this is a fantastic opportunity to enjoy village living in one of West Norfolk's most desirable locations.



Natural light fills the home, giving every room a warm and welcoming feel.





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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Great Massingham

AWARD-WINNING CHARM, VIBRANT
COMMUNITY, SERENE COUNTRYSIDE

One of Norfolk’s most attractive villages, Great Massingham enjoys a thriving community and rural village life, whilst nestled between the busy market towns of King’s Lynn and Fakenham. There is a local primary school, pre-school, a village shop and post office, and The Cartshed Tea Room. The Dabbling Duck is a popular pub within the village, which offers an excellent restaurant alongside a Bed and Breakfast and is run by a local husband and wife team.

Multiple large ponds can be found throughout the village, which has won many awards such as ‘CPRE Community Open Spaces award and several ‘EDP Pride in Norfolk’ awards. Opposite the impressive village green is St Mary’s church, which has been a focal point of the village for hundreds of years. The magnificent 13th century porch was once used as a school room and is thought to have been where Sir Robert Walpole, England’s first prime minister in 1720, was educated as a young boy.

In the heart of Great Massingham is the Village Hall, which was refurbished in 2019, and hosts many activities and clubs such as tennis, bowls, table tennis, billiards, snooker and more. There’s also a film and quiz night held here each month.

If you’re looking for a quieter life with beautiful countryside walks, whilst remaining close to amenities, then Great Massingham is certainly one to explore.



Note from Sowerbys



“A beautifully appointed kitchen complemented by a practical separate utility room.”



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating. Solar panel provides heating to hot water tank.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref: - 1332-9927-0100-0519-4272

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: ///objecting.slant.units

AGENT’S NOTE

An annual service charge of £180 is payable, covering the maintenance and insurance of the communal green space and children’s play area within Owen Cole Close.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm’s employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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