



THE STORY OF

Fields End

Sedgeford, Norfolk

SOWERBYS



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Fields End

Ringstead Road, Sedgeford, Norfolk
PE36 5NQ

Detached Family Home at the
End of a Private Road

Generous Plot of Around a Third
of an Acre (STMS)

South-Facing Garden Extending
to Approximately 100ft

Far-Reaching Countryside Views
Across Open Fields

Four Double Bedrooms, Two
with En-Suite Facilities

Spacious Sitting Room with Wood Burning Stove

Garden Room with a Bright Outlook
Over the Rear Garden

Handmade Kitchen with Granite
Work Surfaces and Range Cooker

Gated Driveway with Ample
Parking and Double Garage

Solar Panels and Offered with No Onward Chain

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Set at the end of a private road within the well-regarded village of Sedgeford, this individual detached home offers a compelling combination of space, privacy and far-reaching countryside views. Occupying a mature plot of around a third of an acre (stms), the setting strikes a natural balance between a peaceful position and the gentle rhythm of village life, with the North Norfolk coastline within easy reach.

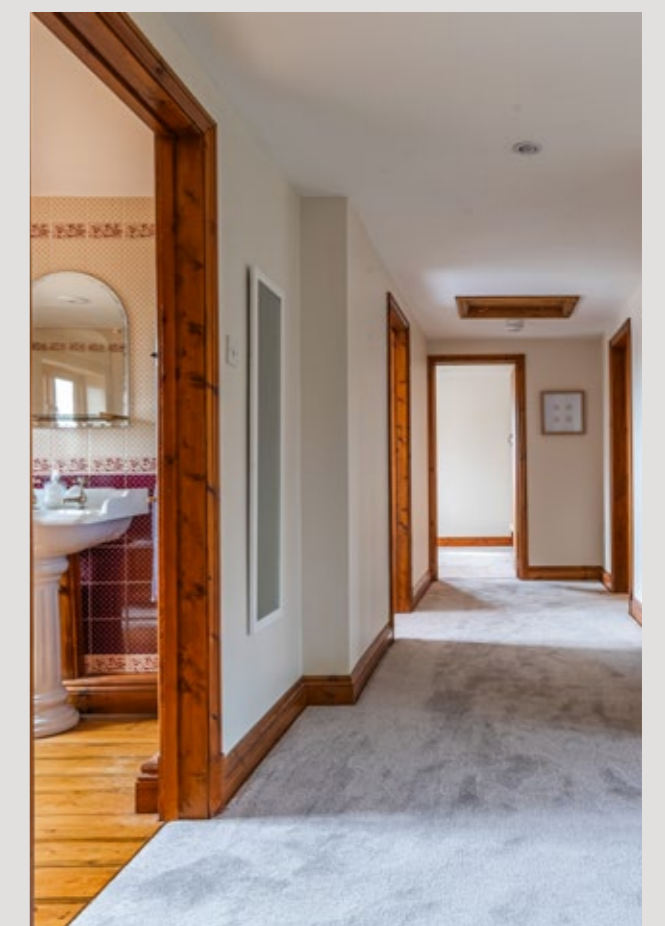
Approached through a gated entrance, the property opens onto a generous driveway, providing ample parking alongside a double garage. The sense of arrival is immediate, with the plot allowing the house to sit comfortably within its surroundings while enjoying open aspects across rolling fields.

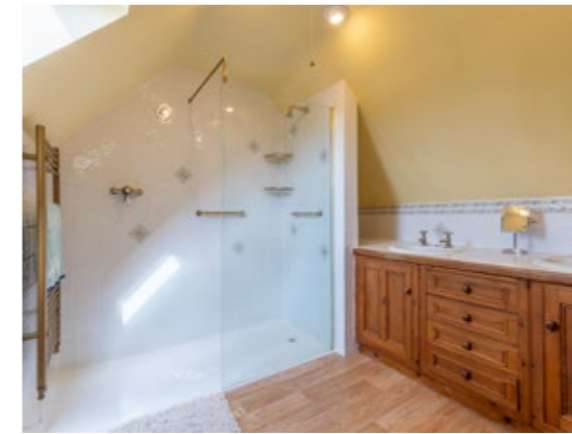
Inside, the layout unfolds with a natural sense of flow, designed to support both everyday living and more sociable occasions. The sitting room is particularly impressive in scale, centred around a fireplace with a wood burning stove, creating a focal point that brings warmth and character to the space. Adjoining this, the garden room draws in an abundance of natural light and offers a calm outlook over the rear garden, forming a connection between the interior and the outside. The dining room sits between these spaces and opens directly onto the terrace, providing an easy transition for entertaining and day-to-day use.

The kitchen is fitted with traditional handmade cabinetry and granite work surfaces, complemented by a range cooker and space for informal dining. It is a room that works as both a practical workspace and a sociable hub of the home. A separate utility room and pantry sit alongside, ensuring that the functional elements of the house are well catered for without interrupting the overall flow.



Evenings by the fire, with a calm and comfortable atmosphere.





Upstairs, four well-proportioned double bedrooms are arranged around a spacious landing, each enjoying a pleasant outlook across the surrounding landscape. The principal bedroom benefits from fitted storage and an en suite shower room, while a second bedroom also features its own en suite, offering flexibility for family living or visiting guests. The remaining bedrooms are served by a well-appointed family bathroom.

Outside, the south-facing rear garden extends to approximately 100ft, wrapping around the side of the house and creating a sense of space and seclusion. A raised terrace provides an ideal setting for outdoor seating and dining, while the lawn and established planting contribute to a setting that feels both private and well established. The addition of solar panels further enhances the home's efficiency, complementing its practical appeal.

Offered with no onward chain, the property presents a straightforward opportunity to acquire a well-balanced home in a peaceful village setting, where countryside views and proximity to the coast combine to shape a lifestyle that is both relaxed and connected.





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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Sedgeford

DISCOVER COASTAL CHARM AND RICH HERITAGE



A popular conservation village, Sedgeford is just 2.5 miles inland from the thriving village of Heacham with its wide range of shops and facilities.

Sedgeford is home to the SHARP (the Sedgeford Historical Archaeological Research Project), a long term, independently run archaeological project, one of the largest projects in Britain and is firmly rooted in the local community. Peddars Way, a 46 mile trail full of history and tradition, which begins in Thetford, runs through Sedgeford and as far as Holme, where it connects with the Norfolk Coastal Path. Additionally, on the cusp of Sedgeford and between Snettisham and Heacham is the Wild Ken Hill project, a project to restore nature, fight climate change and grow healthy food across a coastal farm in West Norfolk. There's also the King William IV Country Inn and Restaurant, which serves traditional ales and good pub food.

King's Lynn is 15 miles away with its many amenities including schools, shopping and leisure facilities. At King's Lynn there is a mainline train service via Cambridge to London Kings Cross - approx. 1hr 40mins. The Sandringham Estate is close, with the House, gardens and attractive walks through the woods.

The North West Norfolk coastline is within a short drive, with beautiful, long sandy beaches, and for golfing enthusiasts there is the King's Lynn Golf Club and the challenging links courses of Hunstanton and The Royal West Norfolk Golf Club at Brancaster.



Note from Sowerbys



“A home that balances privacy with a true sense of space.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:-9481-3945-9202-3384-1200

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: ///valid.unsightly.stardom

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SOWERBYS

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