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Mill House  
Drayton High Road  
Drayton



A WONDERFUL FIVE/SIX-BEDROOM FAMILY HOME, WITH ANNEXE, SET IN GARDENS OF AROUND 2/3 ACRE (STMS)

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## Mill House, 188 Drayton High Road, Drayton, NR8 6BA

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### DINING ROOM

With door and window from the front aspect this lovely formal dining room features exposed timbers to the ceiling, and a former fireplace with arched recesses to either side. Stairs lead to the first floor, and doors open to the kitchen and sitting room.

### SITTING ROOM

This generous 'L' shaped room has windows to two aspects and French doors leading out to the rear onto a terrace and the garden beyond. The room is currently divided into two seating areas. A focal point is provided by a fireplace which houses a cast iron wood burning stove on tiled hearth with bressummer beam over. This room features attractive exposed floorboards, and, as in the dining room, exposed timbers to the ceiling.

### KITCHEN/BREAKFAST ROOM

A contemporary kitchen, recently replaced, with an excellent range of gloss white base cupboard and drawer units having black quartz worksurfaces over, having an inset sink unit with mixer tap. Matching wall cabinets provide further storage, wine storage and larder cupboard alongside provides space for a range style cooker, with utility beyond. The kitchen is partially divided by a peninsular incorporating more storage and a breakfast bar. From the kitchen a second door leads back to the sitting room, an arch opens to the orangery, Natural stone tiles to the floor and exposed central ceiling beam and an original solid wood arched door opens to a lobby, with cloakroom, from which there is internal access to the annexe.







## ORANGERY

This lovely, double-glazed orangery provides a pleasant seating area, flooded by natural light with lantern light and French doors leading out to the terrace. This room features the same natural stone tiles to the floor as the kitchen, and benefits from underfloor heating.



## UTILITY ROOM

A generous utility with further storage cabinets, along with a second sink. There is space and plumbing for washing machine and tumble drier. This room also houses the gas fired boiler which supplies the domestic hot water and central heating systems for the main house.

## CLOAKROOM

With wc and hand wash basin.



### LANDING

With stairs up from the dining room, this landing has a window to the front aspect and fitted airing cupboard.

### PRINCIPAL BEDROOM SUITE

Comprising a double bedroom with fitted storage, dressing room and bathroom.

### BEDROOM 2

A second double bedroom with window to the front aspect. Fitted storage and hand wash basin.

### BEDROOM 3

Having a window to the front aspect and fitted wardrobe.

### BEDROOM 4

With window to the side aspect.

### BEDROOM 5

With window to the side aspect.

### BATHROOM

Fitted with bath, having shower and screen over, and pedestal hand wash basin. Tiling to walls. Separate wc

### ANNEXE

This ground floor annexe has a kitchen, sitting room, bedroom and shower room. A door from the kitchen gives independent access from the drive.

### EXTERNAL

Mill House stands well back from the road and is approached through a five-bar gate onto a wide gravel driveway providing plenty of parking and ample turning space. There is access from the driveway through a further five-bar gate to the rear leading to the workshop/outbuilding. In front of the property is a wide area of





grass, and a mature hedge partially screens the house from the road. Within this area there are number of mature specimen trees, which are subject to TPOs.

The majority of the garden lies to the side and rear of the property and is divided into a number of 'rooms', immediately alongside the property is a raised sun terrace, with French doors from both the



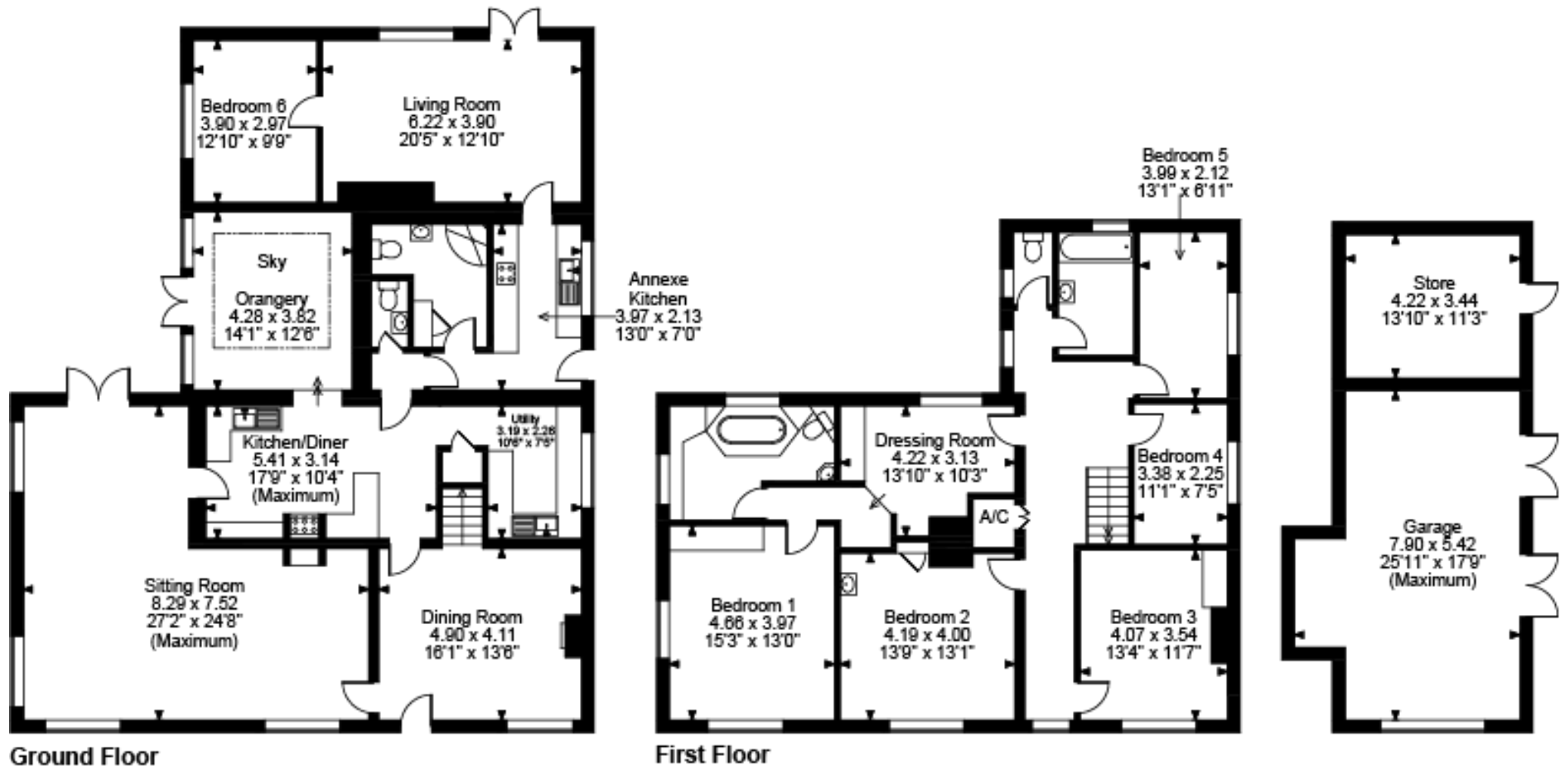
sitting room and orangery. Across an area of lawn from this terrace is a further paved area offering another pleasant seating or al-fresco dining space. Alongside this area are two garden sheds. A wide lawn leads away from the house to the foot of the garden overlooking a neighbouring paddock.

There is a more formal area of garden adjoining the annexe having a central lawn bordered by mature shrub and rose beds. A gravel path with pergola over, flanked by palms, leads to the outbuilding. This outbuilding, which has power and lighting, offer garage and workshop space with an additional storeroom. Alongside are a number of covered open bays providing further vehicle storage if required. There is access over a grassed area back to the drive alongside the house.

In total the gardens extend to around 2/3 acre (STMS).



# Drayton High Road, Drayton, Norwich, Norfolk



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## OFFERS IN THE REGION OF £875,000

This impressive, character, home stands in gardens which extend to around 2/3 acre (STMS), backing onto paddocks, offering a lovely rural view. The accommodation includes five bedrooms in the main house and an additional bedroom within an annexe. You enter the property into a lovely formal dining room, alongside which there is an expansive 'L' shaped sitting room featuring a fireplace with wood burning stove, a contemporary kitchen with adjoining orangery and a separate utility room completes the ground floor accommodation in the main house. On the first floor the five bedrooms include a principal suite with dressing room and bathroom, and there is an additional family bathroom. Externally the property stands well back from the road, with plenty of parking, in mature, well planted, south facing gardens. These gardens are divided into a series of 'rooms' and provide pleasant seating areas, a wide lawn, and sun terrace. Towards the foot of the garden is a useful outbuilding providing garaging, workshop and storage areas along with a range of open bay stores.

The current owners of Mill House have lived in the property for around 30 years, during which time they have made additions alterations to the property, always sympathetically and retaining features wherever possible.



EPC Rating: D  
Council Tax Band: G  
Tenure: Freehold

Viewing by appointment with our  
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