



4 Abbey Road
Flitcham | Norfolk | PE31 6BT

 FINE & COUNTRY

SANDRINGHAM ESTATE HOME



This charming semi-detached brick-built house stands on a quiet lane in the welcoming village of Flitcham,
at the heart of the Royal Sandringham Estate.

With a south-facing garden offering uninterrupted views of open farmland.



KEY FEATURES

- A Charming Semi-Detached Family Home on the Royal Sandringham Estate
- Three Bedrooms and a Family Bathroom
- Pine-Fitted Kitchen opening to a Breakfast Room
- Ground Floor Cloakroom
- Living Room and Dining Room with a Feature Rustic Timber Archway
- Conservatory with Garden Views
- South-Facing Rear Garden with Large Terrace Area
- Plot of approximately 0.25 acres (stms) with Garaging and Storage Shed
- Quiet Lane Setting Adjoining Open Farmland with Far-Reaching Countryside Views
- Total Accommodation Extends to Approximately 1,092 Sq.Ft.
- Energy Rating: E

This is an exceptional opportunity to buy a cherished family home in one of the Sandringham Estate's most peaceful corners. Well built and carefully maintained, it sits on a generous plot with fields close by. Buyers will find room to add their own style and to bring the gardens back to life.

A Family Affair

"It has been lived in by my family for more than 75 years and owned by them since 1982," the owners said when asked what first drew them to the property. The house was originally rented from the estate, and when the estate began selling these homes in the early 1980s, it was bought by family members, two of whom lived in it for the rest of their lives. Flitcham is one of the villages of the Sandringham Estate, and the house has its own royal story. "Queen Mary oversaw the building of these council houses as they are on the Royal Estate," the owners explained. The grandfather of the family worked for Norfolk County Council as its Water Superintendent. His work took him to Sandringham House often, and the Duke of Edinburgh sometimes called at 4 Abbey Road to ask him to turn on the water at various locations on the estate. One day a pheasant shot by Prince Philip landed in the garden. "The Duke tried to enter the property with his dogs, but my old Grandad told him to get his 'bloody' dogs off his lawn," the owners laughed. They also remember the now King Charles going past the house on foot or in estate vehicles on his way to shoot pheasant up the lane. Asked what sets the house apart, the owners pointed to the royal estate beyond the garden gate rather than the building itself. "The house has plenty of charm, but it was always the 'neighbours' that were the real feature!" they remarked.

Room By Room

The front door opens into an entrance hall with stairs up to the first floor and a door to the cloakroom. The kitchen is at the front of the house. Pine cabinets line both walls, with an integrated oven, a ceramic hob and a sink set beneath the window. An arched opening leads through to a breakfast room, which extends the full depth of the property. It has space for a table, plumbing for a washing machine and a door leading out to the covered side entrance.





KEY FEATURES

Two reception rooms run across the back of the house and face south over the garden. The living room is a comfortable room with a wide window and a chimney breast, and it opens to the dining room through a rustic timber archway lit by wall lights on each side. The dining room has a fireplace with a stone-effect surround. From here, a door leads into the conservatory, a bright and peaceful space under a pitched roof with fitted blinds. It has its own door out to the garden.

Upstairs, a landing provides access to the three bedrooms and the bathroom. The two larger bedrooms are at the back and have always been favourite spaces in the house. "The master bedroom is lovely," the owners said. "I realise this is a former council house, but the country view from that bedroom and the spare one beside it is beautiful. They look out to the garden and beyond that to the field which has either cattle or ponies, depending on the year," they added. The main bedroom has two windows, while the second bedroom features fitted wardrobes. The third bedroom faces the front and would make a good nursery or home office. The bathroom has a vanity unit and an airing cupboard.

Improvements and Refinements

A comprehensive schedule of improvements was undertaken 10 to 15 years ago. All the windows and doors were replaced, a new boiler fitted and the conservatory added. "Extensive stonework at the back was done," the owners added, referring to the raised paved terrace with its curved brick walls and steps.

Exceptional Location

The setting is what makes this house special. With fields on two sides and no other house on the road for almost a mile, the sense of seclusion is hard to match. The owners believe a country lover who wants an affordable home in Norfolk "could not find a better match". For all its history, the house is ready for a new chapter. "It is a very solid house that has been very well maintained, but just needs the next buyer's personal touch," they explained.

The Outside

The plot extends to approximately 0.25 acres. There are mature gardens at the front, where a tall conifer stands in a lawn bordered by gravel and planting. At the rear, the paved terrace opens onto a south-facing garden of around 80ft, with lawn, established trees and a fence on one side. "The gardens used to be beautiful," the owners said. In recent years, as the relative living there grew older, the planting was not maintained as meticulously as it had been, but the owners believe it would take little to restore it. There is a timber shed at the bottom of the garden. To the east, a gated driveway gives separate access to three garages, which provide excellent storage or parking. The driveway itself provides ample parking. Located next to the house are the water works for the four homes at the end of Abbey Road, which the council inspects about four times a year. The land is not public, although the grandfather regularly cut the grass to keep it tidy. "Having the water works beside it makes it feel more spacious and private," the owners commented.





























INFORMATION



On The Doorstep

"We like the fact that you are in farm country, and yet Norwich is within easy reach by car," the owners said. Flitcham is a small Norfolk village on the edge of the Sandringham Estate, and it has a strong community spirit. The community centre and social club in the former Bell pub also serves as the village pub, and it holds regular events and social gatherings. The village also has the Flitcham Church of England Primary Academy, which has a nursery and is rated Good by Ofsted, and the family feel it would appeal to buyers. Other amenities include a well-used bowling green, a sports field and St Mary's Church, which dates from the 14th century. Hillington, nearby, has a petrol station with a shop. The village is also within the Flitcham Conservation Area. The surrounding countryside is ideal for anyone who enjoys rural life. "There are endless walking paths in the area, and if you are a dog lover this is perfect!" the owners remarked. They added that even a walk down the lane past the farm is quiet. Sandringham, a short drive of less than 10 minutes away and set in extensive parkland and gardens, "has great walking trails and so many events all year long," they said. The wide sands of Brancaster Beach are around 13 miles away.

How Far Is It To?

King's Lynn is approximately 10 miles away, around 22 minutes by car. It has a wide range of shops and supermarkets, and its mainline station has direct trains to Cambridge and London King's Cross. Fakenham is approximately 14 miles to the east, around 23 minutes by car, and the A148 gives easy access to both towns. The coast is within easy reach, with Snettisham about 8 miles away and Hunstanton about 13 miles away. Norwich is approximately 40 miles away, a drive of a little over an hour, and Norwich Airport has connecting flights via Amsterdam. The Lynx number 33 bus runs through the village from Monday to Saturday. It serves King's Lynn, the Queen Elizabeth Hospital and Hunstanton.

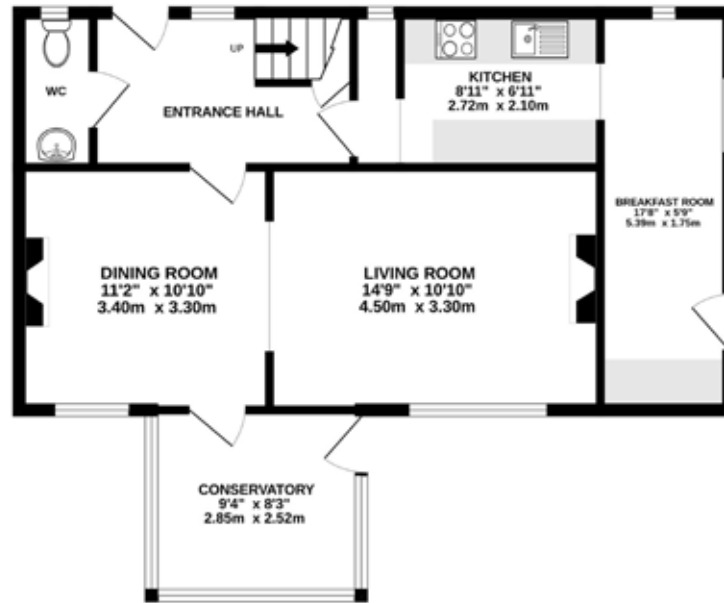
Directions

Leave Fakenham on the A148 heading west towards King's Lynn. Continue through East Rudham and past Harpley. On entering Hillington, turn right onto the B1153 signposted to Flitcham. Follow the road into the village as it becomes Anmer Road and then turn right into Abbey Road. After approximately 0.2 miles, the property will be found on the right-hand side, as identified by a Fine & Country For Sale Board.

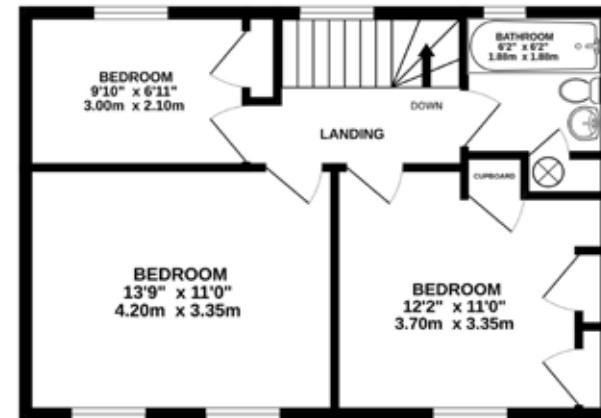
Services, District Council and Tenure

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Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Borough Council of King's Lynn and West Norfolk - Council Tax Band A
Freehold

GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.

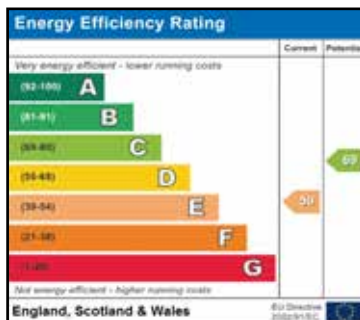


1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1092 sq.ft. (101.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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