

MM



Oakfield Road,
Aylsham, Norfolk

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ESTATE AGENTS

Market Place - 0.2 miles

Norwich Airport - 9.5 miles

Norwich City Centre - 13 miles

Offered with NO ONWARD CHAIN and set within part of the historic Tinsmith's House, 25 Oakfield Road is a beautiful Grade II listed home dating back to circa 1860, rich in character and appeal. The property is timber-framed and weatherboarded between brick end gables, with a traditional pantiled roof and brick end stacks that reflect its heritage. Arranged over three storeys, the house enjoys high ceilings throughout and an abundance of natural light from large, vertically mullioned windows. While full of period features, the property has been thoughtfully enhanced with sympathetic bespoke double-glazed windows and modern central heating, offering comfort alongside character. Viewing is highly recommended.



Property

The property is entered through large double doors into a sheltered inner courtyard-ideal for storing bicycles and boots-before stepping into the home itself. On the ground floor you'll find:

- A welcoming reception room with a feature fireplace, wooden floors and a generous cupboard.
- A bespoke kitchen with handmade units, integrated fridge, induction hob and oven, sink with drainer, Insinkerator, washing machine and dishwasher, with double doors opening directly onto the private courtyard garden.
- A hallway with coat storage and a cupboard housing the dryer.
- A good-sized dry cellar, perfect for storage or a wine collection.

Upstairs, the first floor offers a light-filled landing with elevated views over neighbouring gardens, a family bathroom with bath and shower over, washbasin and WC, and three bedrooms:

- Bedroom four, a single room currently used as an office with a built-in desk.
- Bedroom three, a comfortable double.
- Bedroom two, another double with built-in wardrobe.

A set of paddle stairs leads to the top floor, where a cosy snug provides a peaceful spot to relax and enjoy views across the rooftops. Beyond this is the principal bedroom, featuring a high ceiling, exposed beams and a built-in wardrobe. The top floor benefits from Velux windows and a gable window.







Outside

Outside, the private courtyard garden is enclosed and wonderfully atmospheric, surrounded by cascading purple wisteria. In spring and summer it becomes a truly delightful place to sit, unwind, and enjoy the day.

Location

Tinsmith's House is tucked away on a quiet residential road in the heart of Aylsham, with the vibrant market square just a few minutes' walk away via a charming shingle path. Aylsham offers excellent local amenities, including three supermarkets, a petrol station, coffee shops, tea rooms, banks, and a doctor's surgery. The area is also home to outstanding infant, primary, and secondary schooling. For outdoor enthusiasts, both Marriott's Way and Weavers Way provide wonderful routes for walking and cycling as part of the National Cycle Network. Weavers Way links directly to the National Trust's Blickling Hall estate, the former home of Anne Boleyn, which offers a fantastic day out for families.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

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

Energy Rating: Exempt - Grade II Listed

Local Authority:

Broadland District Council

Tax Band: C

Postcode: NR11 6AL

What3Words: //worthy.neutron.kidney

Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £420,000



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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB: 1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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BUNGAY OFFICE
3 Earsham Street
Bungay
Suffolk
NR35 1AE
Tel. 01986 888160
bungay@muskermcintyre.co.uk