



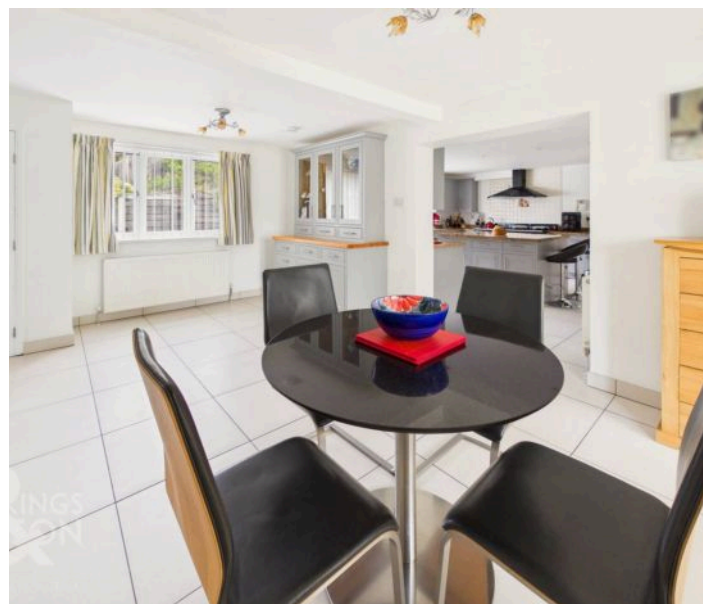
Mundham Common, Mundham - NR14 6EH



Mundham Common

Mundham, Norwich

Set within an impressive 2.65 acre plot (stms), this substantial DETACHED HOME offers a rare blend of LUXURIOUS LIVING SPACE and EXTENSIVE 4400 Sq. ft (stms) of OUTBUILDINGS, making it ideal for those seeking both comfort and versatility. The main residence extends to over 3,750 Sq. ft (stms) featuring an EXCEPTIONAL LAYOUT that includes FIVE SIZEABLE RECEPTION ROOMS including a SITTING ROOM, FAMILY ROOM, garden room, DINING ROOM and BREAKFAST ROOM - perfect for entertaining or relaxing with family. The heart of the home is a stunning LUXURY KITCHEN finished with GRANITE SURFACES and a central island, designed to delight any home chef and provide an inviting space for social gatherings. Two GROUND FLOOR W.C's and a UTILITY ROOM complete the property. The accommodation offers FOUR FIRST FLOOR spacious DOUBLE BEDROOMS, two of which benefit from EN SUITE FACILITIES, alongside a well-appointed FAMILY BATHROOM. Every detail has been carefully considered to create a refined yet welcoming atmosphere, with generous proportions and high-quality finishes throughout. The grounds are equally impressive, providing a true sanctuary for OUTDOOR LIVING and recreation. The GARDENS envelope the property on three sides, with sweeping lawns to the front and a beautifully arranged rear garden that begins with a raised patio seating area. To the right of the plot, EXTENSIVE OUTBUILDINGS include a detached DOUBLE GARAGE,



further double garage and storage, 36' WORKSHOP with wood burner, 49' STORAGE BUILDING with roller shutter and internal storage, an 18' EXTERIOR HOME OFFICE, further shed storage, and an open car port style bay parking area.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

Mundham is a rural hamlet situated between Loddon and Brooke. The neighbouring village of Seething offers a Primary School and Village Park, whilst Loddon offers a further range of day to day amenities, and access on the A146 to Norwich and Lowestoft.

SETTING THE SCENE

Set back from the road and approached via an electric gated entrance, grand brick pillars and a front brick wall screens the property from the road. A tarmac driveway is adjoined by a lawned frontage where a parking and turning area can be found, along with a detached double garage which serves the property. A ramped exit leads to a further courtyard area where substantial outbuildings can be found, along with the views across the rear garden and fields beyond. An everyday side access can be found with the main entrance door located to the front of the property via a paved pathway.

- Substantial Detached Home with Extensive Outbuildings
- Approx. 2.65 Acre Plot (stms)
- Over 3750 Sq. ft (stms) within the Main Property
- Over 4400 Sq. ft (stms) of Outbuildings
- Luxury Kitchen with Granite Surfaces & Central Island
- Five Sizeable Reception Rooms
- Four Double Bedrooms
- Two W.C's, Two En Suites & Family Bathroom



THE GRAND TOUR

Once inside, the hall entrance offers the ideal meet and greet space, with full height windows to side and tiled flooring underfoot for ease of maintenance. The entrance hall wraps around with various reception rooms and living accommodation, along with the kitchen leading off. The ground floor W.C sits comfortably near the main entrance for guests, finished with a white two piece suite with a useful built-in storage, vanity mirror with recessed spotlighting and continued tiled flooring. The formal dining room sits to the front overlooking the lawned gardens, with a front facing window and side facing French doors which lead out to a patio seating area. Wood flooring flows underfoot with ample space for soft furnishings and a dining table. Double doors create a grand feel as you enter the sitting room, with triple aspect views to front, side and rear - with French doors opening up to the garden room beyond. A feature natural stone fireplace with an inset cast iron wood burner creates a focal point to the room, with fitted carpet underfoot and further doors leading to the everyday family room - also finished with fitted carpet and offering the ideal flow from the hall entrance and adjacent kitchen. Stairs rise to the first floor landing, with a storage recess below and further French doors to the garden room. The kitchen creates the hub of the home with an extensive range of built-in storage with a central island all topped with granite work surfaces. This bespoke fitted kitchen includes an integrated wine cooler, with an electric AGA and adjoining electric oven - creating a centre piece to the room with tiled splash-backs, matching up-stands and an extractor fan above. With an opening taking you to the breakfast room which enjoys a bright and sunny aspect with further French doors onto the garden room, continued tiled flooring runs underfoot and a matching dresser style unit includes glazed cabinets. A feature wood burner sits to one side with a built-in storage cupboard and door taking you to the rear lobby. The garden room offers a variety of uses with French doors leading from the main reception rooms, wood flooring underfoot and a large glazed roof lantern which floods the room with natural light. Recessed spotlights run around the ceiling with full height windows and twin sets of French doors leading out to the raised patio seating area. The rear lobby offers the ideal everyday access to the property, with a further ground floor W.C with a white two piece suite, and access leading to a boiler cupboard and utility room. The utility room houses a range of appliances including the American style fridge freezer, washing machine, tumble dryer and dishwasher - with a range of built-in storage cupboards and work surface.

Heading upstairs, the carpeted landing includes a built-in double airing cupboard and doors to all bedrooms. The first bedroom sits at the far end of the landing, finished with fitted carpet and front facing garden views. The private modernised ensuite shower room includes storage under the hand wash basin and a walk-in shower cubicle with fully tiled walls, tiled flooring and heated towel rail. The second bedroom enjoys garden views to the rear with built-in eaves storage access and fitted carpet under foot. The principal bedroom suite sits to the front with dual aspect views to front and side, fitted carpet underfoot, space for wardrobes or dressing table and door to a re-fitted private ensuite shower room - with storage under the hand wash basin and a large walk-in double shower cubicle with an Aqualisa power shower, tiled walls and flooring, heated towel rail. The final bedroom is finished with fitted carpet and a side facing window, with a door taking you to a dressing room or storage area with fitted carpet underfoot, velux window and access door to the loft and eaves storage. The family bathroom completes the property, with a five piece suite including a corner panelled jacuzzi style bath, storage under the hand wash basin, and a large walk-in shower cubicle with a thermostatically controlled shower, tiled splash-backs and aqua board panelling.

FIND US

Postcode : NR14 6EH

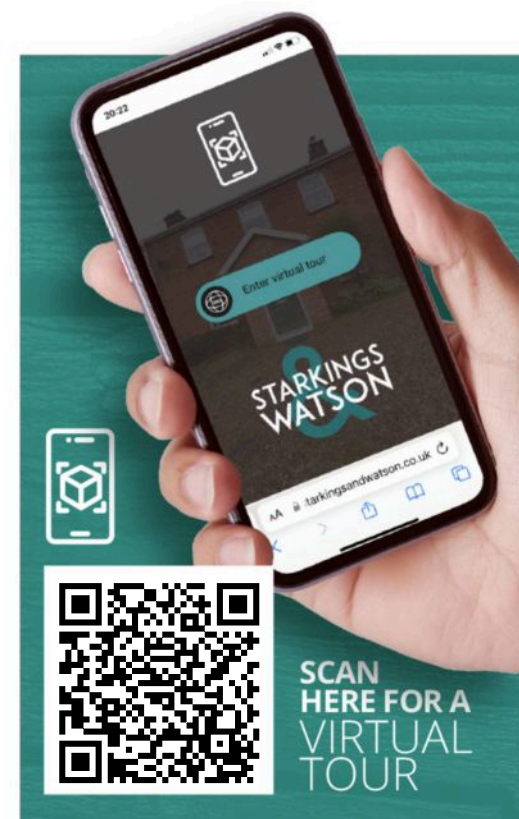
What3Words : ///haunt.racing.rejoins

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The garden store includes a rainwater harvester for use in the garden.







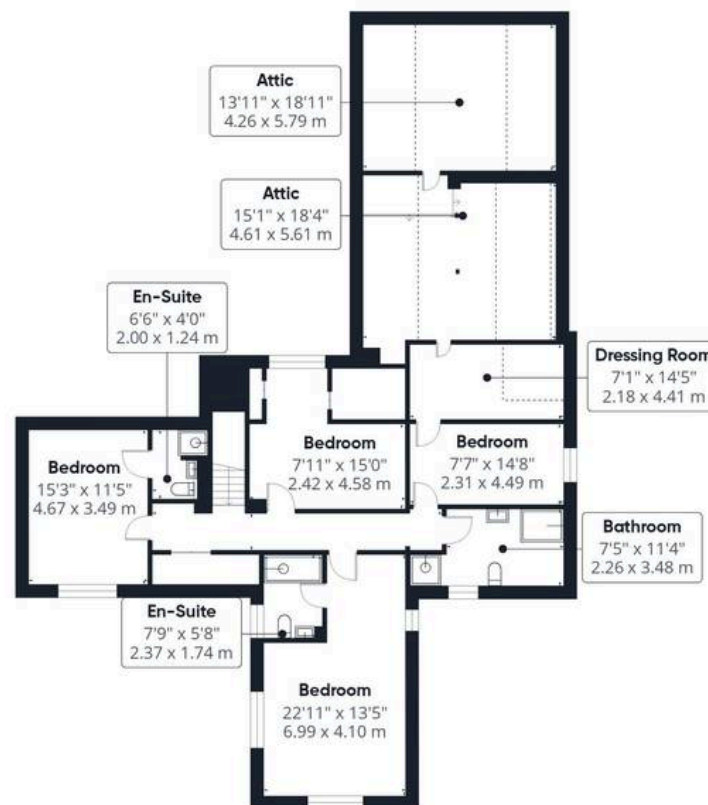
THE GREAT OUTDOORS

Occupying a substantial 2.65 acre plot (stms), the gardens wrap around the front, side and rear of the property. The parking and outbuildings sit to the right hand side of the plot. The front gardens are laid to lawn, with the rear garden starting with a raised patio seating area, with steps leading down to a timber decked seating area which is ideal for a hot tub. The lawned gardens continue, forming an L-shape, with various trees and planting, along with shingled and hard standing storage behind the outbuildings. The detached double garage and lean to provide every day parking opposite the property. A ramp leads down to a tarmac parking and turning area with a further double garage and storage, 36' workshop with wood burner, 49' storage building with roller shutter and internal storage, 18' exterior home office, further shed storage, and open car port style bay parking.





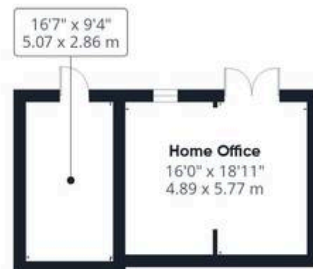
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4



Ground Floor Building 5



Ground Floor Building 6

Approximate total area⁽¹⁾

8460 ft²

786.1 m²

Balconies and terraces

623 ft²

57.9 m²

Reduced headroom

339 ft²

31.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.