



THE STORY OF

Bryons Green

Chedgrave, Norfolk

SOWERBYS



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Bryons Green

Big Back Lane, Chedgrave,
Norfolk, NR14 6BH

Quintessential Country House

Three Well-Appointed Reception Rooms

Impressive Reception Hall and Fine Garden Room

Well-Fitted Kitchen/Breakfast Room,
Utility Room and Cloakroom

Five First Floor Bedrooms, Family
Bathroom and Two En-Suites

Three Attic Bedrooms and Bathroom

Indoor Swimming Pool Complex
and Hard Tennis Court

Three, Two Bedroom Holiday Barns

Garaging and Outdoor Garden Room

Well Landscaped Grounds of
Approximately 3 Acres (STMS)

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Byrons Green is an enchanting and quintessential country house, within a truly magical setting. Entered via impressive brick entrance pillars, a sweeping driveway meanders through a woodland approach before opening into stunning grounds, where the house sits proudly in a slightly elevated position.

This elegant home offers exceptional accommodation arranged over three floors. A welcoming reception hall sets the tone and is currently configured with a generous dining table, creating an ideal space for entertaining.

The bright and spacious drawing room features a fireplace and double doors opening onto the rear garden. Well-appointed and thoughtfully designed, the kitchen/breakfast room provides ample storage and workspace, making it perfect for keen cooks. Adjoining this space is a wonderful garden room, ideal for relaxing, entertaining, and enjoying the surrounding views. A practical utility room and separate cloakroom complete the ground floor.

Five generously proportioned bedrooms occupy the first floor. The principal suite enjoys a stylish en suite bathroom and extensive fitted wardrobes, while a contemporary family bathroom and additional en-suite shower rooms serve the remaining bedrooms on this level.

The top floor provides three further excellent bedrooms together with another modern bathroom, offering flexible and versatile accommodation for family living or guests.





Bryons Green offers an exceptional combination of elegant family living, landscaped grounds and versatile guest accommodation.





The grounds extend to approximately 3 acres (stms) and have been beautifully landscaped with immense care and attention by the current owners. Sweeping lawns, specimen trees and established planting create a stunning setting, while a gently meandering stream leads through the gardens to a wildlife pond with a decked seating area. Peaceful and picturesque, it is a wonderful place to relax and enjoy the surroundings.

For tennis enthusiasts, there is an excellent hard court, while the indoor swimming pool has long provided a focal point for family gatherings and visiting guests, although it now requires a new liner. The pool house incorporates both a cloakroom and shower room, with steps leading to an elevated seating area that enjoys lovely sunset views. A productive kitchen garden and a private, sheltered brick-paved terrace complete this exceptional outdoor space.

Completing the estate are three charming two-bedroom barn conversions arranged around a small courtyard setting. Previously run as successful holiday lets, each offers well-appointed accommodation including a kitchen, sitting room, shower room and private garden, presenting excellent potential for guest accommodation or income generation.

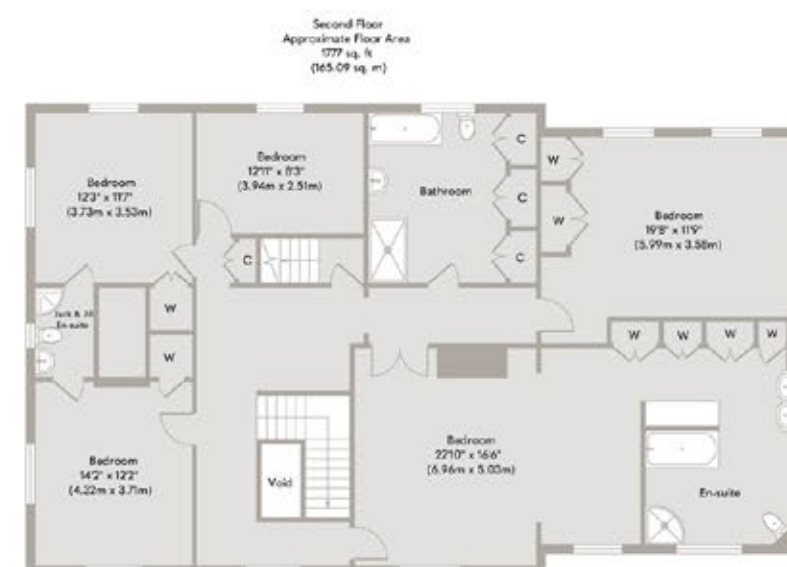






An enchanting country house set within a truly magical setting.





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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Chedgrave

A CHARMING AND
PICTURESQUE VILLAGE

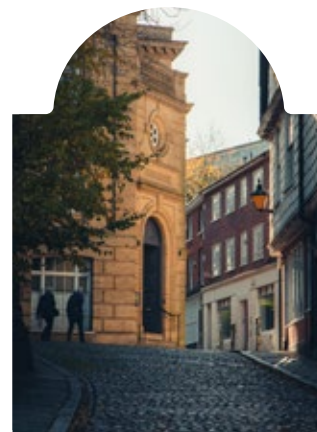
Chedgrave is a picturesque village located in Norfolk. Known for its tranquil countryside and charming rural atmosphere, Chedgrave offers scenic views, an abundance of wildlife, and a peaceful environment.

The village is characterised by its traditional English architecture, including historic buildings and homes that reflect its rich heritage. Chedgrave provides a perfect blend of rural charm and modern conveniences, making it an ideal location for those seeking a serene and idyllic lifestyle in the English countryside.

Chedgrave is situated around half a mile East of Loddon. Lying on the River Chet, Loddon is a small market town with so much on its doorstep. With lots of history here, the town is centered around a 15th century church, the Holy Trinity.

There are an assortment of local shops, eateries and pubs - along with a good number of local walks. There are also an assortment of schools nearby, covering all ages and this includes Langley School - a well-renowned independent school offering day, weekly, flexi and full boarding. Loddon is within the bounds of The Broads National Park, which is the largest protected wetland in Britain.

Chedgrave is also 12 miles from the Cathedral City of Norwich. An ancient city steeped in a millennium of history, Norwich has long been a haven for writers, radicals, and independent thinkers, fostering a rich culture and creative spirit. Its meticulously preserved medieval streets host a thriving community of small businesses, a dynamic culinary scene, and a vibrant arts culture. As a gateway to a county renowned for its pristine landscapes, expansive skies, and untouched vistas, Norwich continues to inspire.



Note from Sowerbys



“A gently meandering stream leads through the gardens to a wildlife pond with a decked seating area.”



SERVICES CONNECTED

Mains electricity and water. Drainage via sewerage treatment plant.
Gas fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///enlarge.birdcage.since

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SOWERBYS

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