



THE STORY OF

14 Boars Hill

North Elmham, Norfolk

SOWERBYS



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14 Boars Hill

North Elmham, Dereham, Norfolk
NR20 5LG

Four Double Bedrooms Including Principal
Suite with Dressing Room and En-Suite

Open-Plan Kitchen/Breakfast Room
Leading to Vaulted Family Space

Walk-In Pantry and Separate Utility Room

Elegant Dining Room for Entertaining

Spacious Lounge for Relaxation and Gatherings

Dedicated Study Ideal for Home Working

Stylish Family Bathroom and
Ground Floor Cloakroom

Detached Double Garage and Driveway Parking

Private Landscaped Garden for
Entertaining or Unwinding

Thriving Village Location with School,
Shop, Pub and Countryside Nearby

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Set within the heart of the thriving village of North Elmham, 14 Boars Hill presents an exceptional opportunity to own a substantial and beautifully appointed modern home. Combining spacious interiors with thoughtful design and a seamless flow throughout, this is a property that effortlessly accommodates the needs of family life while offering superb spaces for entertaining.

The home opens with a light and welcoming reception hall, setting the tone for the sense of space and style found throughout. From here, the layout unfolds into a generous open-plan kitchen and breakfast room, perfectly configured for everyday living. A vaulted family room with an abundance of natural light extends from the kitchen, creating a sociable hub for the household and an ideal spot for relaxed gatherings. Quality finishes, a walk-in pantry, and a separate utility room add practicality without compromising on design.

A formal dining room sits just off the main living spaces, offering a more intimate setting for entertaining, while the large lounge provides a serene retreat with ample room for both relaxation and social occasions. A separate study adds flexibility, ideal for those working from home or seeking a peaceful space for reading, hobbies, or study.

Upstairs, the accommodation continues to impress. The principal bedroom suite enjoys a sense of privacy and calm, complete with a walk-in dressing room and a sleek en-suite shower room. Three further double bedrooms are all beautifully proportioned and share a stylishly appointed family bathroom. Every element has been considered for comfort and functionality, creating a home that can adapt as your family's needs evolve.



With soaring ceilings, full-height glazing and an effortless connection to the garden, the vaulted family room exudes space, light and contemporary charm.





Externally, the landscaped rear garden provides a private space for children to play, summer entertaining, or simply enjoying a quiet moment outdoors. A detached double garage and driveway parking offer ample space for vehicles, while the property's position within the development ensures a sense of openness and tranquillity.

North Elmham itself is a vibrant village with a strong sense of community. Amenities include a primary school, convenience store, pub, and local walks across the surrounding Norfolk countryside. The market town of Dereham is just a short drive away, while Norwich and major transport links can be easily reached, making this location ideal for those who want the best of village living with excellent access to wider amenities.

14 Boars Hill is a home that truly delivers on space, quality, and setting, a modern country property where every detail has been carefully considered to support both the rhythms of daily life and the joy of entertaining. With its blend of generous accommodation and thoughtful design, this is a home ready to meet the demands of modern living in style.



Framed by mature borders and thoughtfully planted beds, the garden creates a tranquil backdrop to everyday living.





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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North Elmham

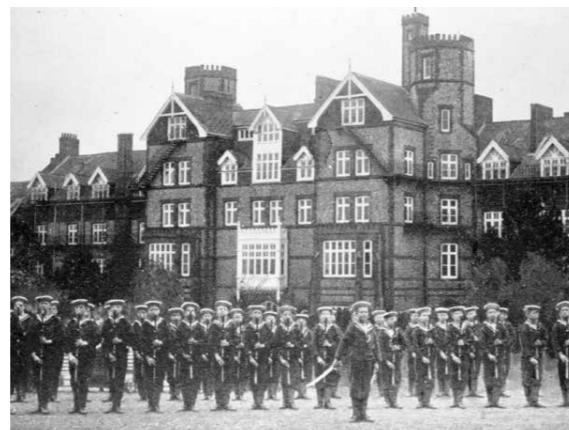
A HISTORIC VILLAGE WITH MODERN CONVENIENCE

North Elmham is a delightful and historically rich village in central Norfolk, offering a perfect mix of rural charm, community spirit, and convenient access to nearby towns and cities. Steeped in history, the village was once the site of the Anglo-Saxon cathedral for East Anglia, and today, the fascinating ruins of North Elmham Chapel, managed by English Heritage, stand as a reminder of its past.

The village enjoys a thriving community with excellent local amenities, including a well-stocked village shop, a post office, a doctor's surgery, and a highly regarded primary school. The popular King's Head pub offers a welcoming atmosphere with hearty meals, while a local tearoom provides a cosy spot for coffee and cake. For those who enjoy the outdoors, North Elmham is surrounded by beautiful countryside, with scenic walking trails along the River Wensum and access to the renowned Norfolk countryside.

Despite its peaceful setting, North Elmham is well-connected, with the nearby market town of Dereham just a 10-minute drive away, offering a wider range of shops, supermarkets, and leisure facilities. Fakenham, known for its racecourse and bustling markets, is also within easy reach. For those commuting or seeking cultural attractions, the historic city of Norwich is around 40 minutes away, providing excellent shopping, dining, and transport links, including direct trains to London.

With its rich history, welcoming community, and idyllic surroundings, North Elmham offers a wonderful balance of village life with convenient access to the wider region, making it a highly desirable place to call home.



Note from Sowerbys



“...a culinary space of remarkable balance, sleek yet warm, spacious yet intimate, designed for connection and creativity.”



SERVICES CONNECTED

Mains water, drainage and electricity. Air source heat pump and under floor heating to ground floor.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:- 9832-3008-3303-4374-1200

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: ///taskbar.solve.proven

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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