



THE STORY OF

The Oaks

Martham, Norfolk

SOWERBYS



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The Oaks

26 Rollesby Road, Martham,
Norfolk, NR29 4SW

Fine Georgian Home

Well Presented Throughout

Four Reception Rooms

Modern Kitchen

Utility Room and Cloakroom

Four First Floor Bedrooms

Family Bathroom

Range of Outbuildings

Detached Studio Barn

Established Garden of Approx, 0.4 acres (STMS)

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This charming detached Georgian home offers classic proportions and a wealth of period detailing, including sash windows, shutters and fireplaces. The accommodation is thoughtfully arranged, offering both versatility and comfort.

The dual-aspect sitting room has plenty of natural light, complete with a lovely fireplace creating the perfect setting for cosy evenings in. The family room is an excellent size, with ample space for sofas and a dining table. Again, this is a wonderfully light room, enhanced by a fine fireplace.

The modern, well-fitted kitchen provides plenty of workspace and storage, with a breakfast room just off, a utility room and separate cloakroom. Completing the ground floor is a useful study, ideal for those wishing to work from home.

Upstairs, there are four well-appointed bedrooms, together with a modern, well-fitted family bathroom.

Outside, the property is nicely screened to the front by established boundary hedging. A five-bar gate opens onto the gravelled driveway, providing plenty of parking and access to the outbuildings and garaging to the rear.

The grounds are well established, with native hedging, specimen trees, areas of lawn, a wonderful pond and a terrace, creating a lovely setting for outdoor enjoyment. The extensive outbuildings comprise garaging, workshop and storage, while a wonderful detached studio barn provides an additional and highly versatile space.







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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Martham

PRETTY VILLAGE WITH A REAL COMMUNITY VIBE

Centred around its attractive village green and surrounded by some of the Broads National Park's most beautiful waterways, Martham offers a lifestyle shaped by community, coast and countryside. The village enjoys a wonderfully relaxed atmosphere, where independent shops, cafés and everyday amenities sit alongside open countryside and easy access to the water.

Well equipped for day-to-day living, Martham benefits from a convenience store, post office, pharmacy, doctors' surgery, library, primary school and a selection of cafés, pubs and takeaways, all contributing to the village's strong sense of independence and community spirit. Local events remain a huge part of village life, with the much-loved Scarecrow Festival, May Fair, summer carnival and autumn Beer Festival bringing residents and visitors together throughout the year.

The River Thurne winds around the edge of the village, providing direct access to the Norfolk Broads and creating endless opportunities for paddleboarding, kayaking, boating and fishing. Martham is also home to the Norfolk Broads Classic paddleboard race, now firmly established as one of the area's most popular annual sporting events. A network of footpaths and quiet lanes extend into the surrounding countryside, while the beautiful sandy beaches at Winterton-on-Sea are just a few miles away, perfect for coastal walks and sea air throughout the seasons.

For wider amenities, the city of Norwich lies approximately eighteen miles away and offers an outstanding mix of shopping, dining, cultural attractions and rail links to London, alongside Norwich International Airport. Combining village life, waterside living and easy access to the coast, Martham continues to be one of East Norfolk's most appealing settings for embracing an active outdoor lifestyle.



Note from Sowerbys



“A charming Georgian home with space, character and versatility in abundance.”



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via biomass and solar panels.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref: -8235-1824-9400-0628-8202.

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: ///meanest.canoe.shuttle

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SOWERBYS

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