



THE STORY OF

Water's Edge

Lower Tasburgh, Norfolk

SOWERBYS



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Water's Edge

Low Road, Lower Tasburgh, Norfolk
NR15 1AR

Superb Modern Home

Luxurious Interiors Including Air Conditioning

Impressive Open-Plan Kitchen and Dining Space

Atmospheric Reception Room

Cloakroom and Utility Room

Four First Floor Bedrooms

En-Suite Shower Room

Family Bathroom and Dressing Room

Parking with a Detached Garage

Well-Landscaped Rear Garden

On the Mill Stream of the River Tas

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com





Water's Edge is an exceptional contemporary home, architecturally designed to embrace its unique riverside position and finished to an outstanding specification throughout. Set back from the road with ample parking, a detached garage and beautifully landscaped gardens, the property offers a rare combination of modern design, tranquillity and an intimate connection to the River Tas and surrounding meadow.

From the moment you step inside, the impressive steel staircase creates a striking first impression, setting the tone for the home's blend of industrial elegance and warm, natural materials. The ground floor has been thoughtfully designed to provide a superb sociable flow, with light, space and the riverside landscape at the heart of every room. Underfloor heating runs throughout this level, complemented by architecturally designed LED lighting that enhances the home's clean, contemporary lines.

The bespoke kitchen is a standout feature, offering extensive storage, excellent workspace and a high-quality finish. The central island forms a natural divide between the kitchen and the generous dining area, creating an ideal space for entertaining. Three sets of sliding double doors open directly onto the garden, allowing natural light to flood the interior and framing the beautiful views beyond.

A separate sitting room provides a more intimate and atmospheric space, perfect for quiet evenings and enjoying the peaceful surroundings. Completing the ground floor is a well-appointed utility room and a stylish cloakroom.

The first floor offers four excellent bedrooms, designed with comfort and flexibility in mind. The principal bedroom features air conditioning, a dressing room and a modern en-suite shower room with underfloor heating. The second bedroom also benefits from air conditioning and a generous walk-in wardrobe. A beautifully finished family bathroom with underfloor heating completes the accommodation



Every room was created
to capture the ever-
changing beauty of
the river, meadow and
woodland beyond.







One of the most impressive aspects of Water's Edge is the rear elevation, where the house perfectly frames the breathtaking views across the river, mill stream, meadow and woodland. The changing seasons create a constantly evolving backdrop - mist rising over the water, summer wildlife along the riverbank, and golden autumn light filtering through the trees.

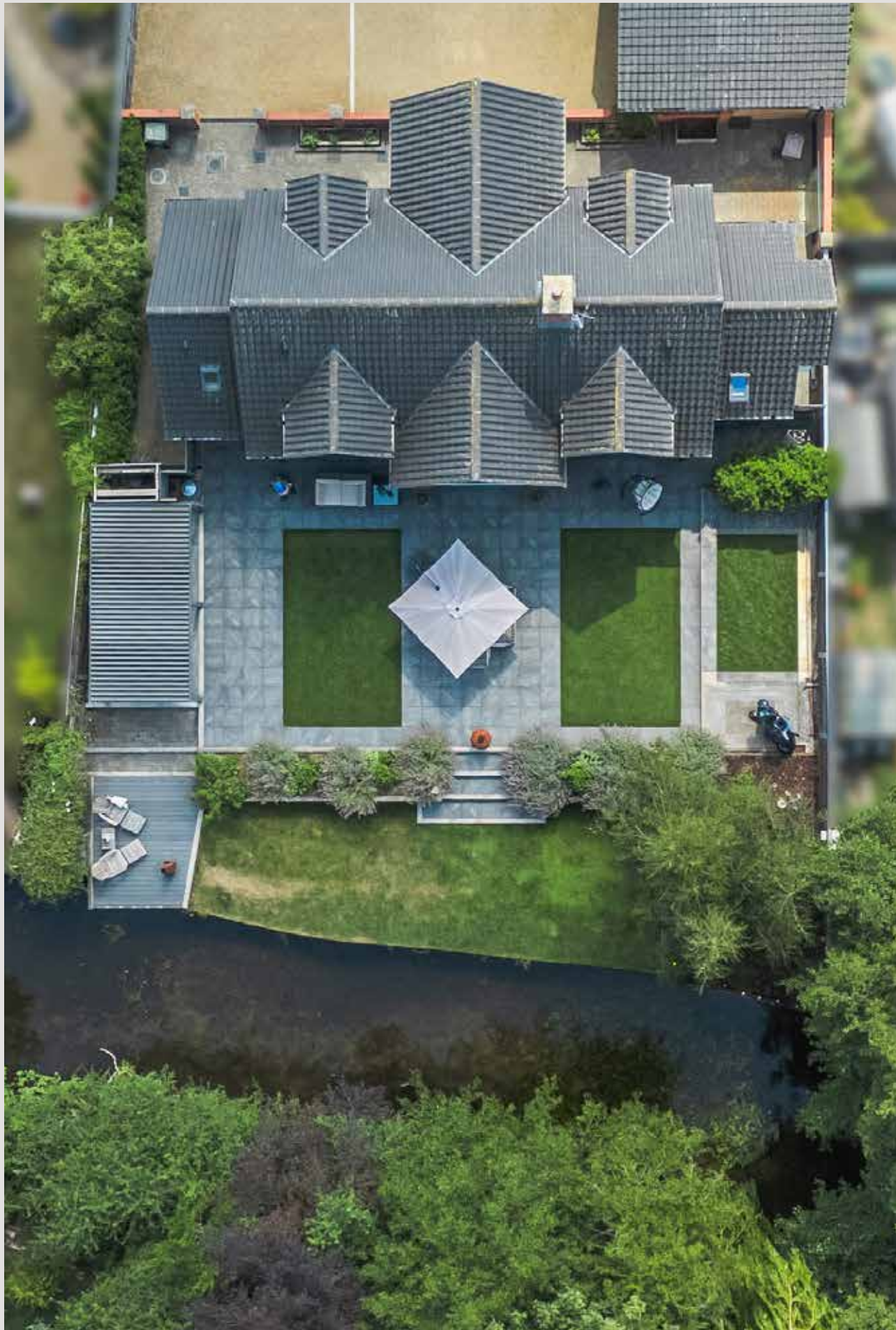
Outside, the front of the property features a low-level brick boundary wall and a gravelled driveway providing ample parking and access to the detached garage, which includes a covered storage area and an EV charging point.

The rear garden is an exceptional space, designed for both entertaining and relaxation. A porcelain terrace leads to a lawned area, contemporary planting and an impressive outdoor kitchen space. A decked seating area extends towards the River Tas, creating a truly special place to unwind, enjoy the peaceful surroundings and watch the gentle flow of the water. The garden also benefits from existing foundations for a garden office or summerhouse, offering a ready-made opportunity to create additional workspace, a studio or a quiet retreat.

The riverside setting provides a wonderful sense of privacy and connection to nature, with complete rear seclusion and no properties across the river. Neighbouring homes are visible from the sides, typical of the village, but the rear elevation enjoys uninterrupted views across meadow and woodland, creating a peaceful and inspiring place to live.

With excellent energy efficiency, high-specification finishes throughout, underfloor heating, air conditioning to the principal and second bedrooms, and architecturally designed LED lighting, Water's Edge is a rare opportunity to own a future-proof contemporary riverside home of exceptional quality. It is very much a turn-key, low-maintenance property, ideal as a lock-up-and-go home, and benefits from CCTV and a security alarm for added peace of mind.





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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Lower Tasburgh

Tucked away in the beautiful countryside just a few miles south of Norwich, the charming village of Tasburgh offers a wonderful blend of rural tranquillity, historic character and excellent accessibility. Set within the picturesque Tas Valley, the village is surrounded by open countryside, waterways and scenic walking routes, creating a peaceful setting while remaining well placed for exploring Norfolk and beyond.

The fine city of Norwich is within easy reach, offering excellent shopping, restaurants, cultural attractions and mainline rail links. Wymondham is also close by, while the A11 provides convenient access towards Cambridge and further afield. With the Suffolk border just eight miles away and London Stansted within reach, Tasburgh is ideally positioned for commuters and those seeking a quieter countryside lifestyle.

For those who love the coast, Norfolk and Suffolk's beautiful coastline is easily accessible. The north-east Norfolk coast is around 20 miles away, while the picturesque Suffolk villages of Southwold and Aldeburgh offer wonderful opportunities for seaside walks and days by the water. Direct rail links from Norwich and Diss to London further enhance this desirable village location.

Tasburgh is a village rich in history, set within a landscape shaped by centuries of stories. The River Tas has long been central to village life, with two former watermills nearby once forming part of the Duffield family's milling legacy and recorded in the Domesday Book of 1086. The ancient Tasburgh Hillfort and nearby Boudicca's Way add further heritage and character to this special corner of Norfolk.



Note from the Vendor



“Our favourite place is the deck over the river. A private spot where you can sit with a drink and watch the wildlife drift by.”



SERVICES CONNECTED

Mains electricity, water and drainage. Heating via air source pump. Air conditioning to principle and second bedroom.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:-7400-4167-0632-7603-3863

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: [///notes.clinking.above](#)

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SOWERBYS

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in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

