

THE STORY OF

Southerly

The Common, Norfolk

SOWERBYS



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The Common, Hanworth, Norfolk
NR11 7HP

Beautiful Detached Family Home

Prime Position on The Common with
Uninterrupted Countryside Views

Stunning Open-Plan Kitchen/
Dining Room with Log Burner

Triple-Aspect Windows and Doors
Overlooking the Gardens

Elegant Formal Reception Room
with Feature Log Burner

Four Bedrooms, Including a Versatile
Ground Floor Bedroom

Three Bathrooms, Including Two
En-Suite Shower Rooms

Principal Suite with Dressing Room and En-Suite

Beautifully Maintained Gardens with
Mature Trees and Sprawling Lawns

Detached Garden Room/Home Office

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com





A much-loved family home for many years, the property has been meticulously maintained and thoughtfully enhanced by the current owners, creating a warm and welcoming home perfectly suited to modern family living.

At the heart of the home is the stunning kitchen/dining room, a beautifully appointed and sociable space designed for both everyday living and entertaining. Triple-aspect windows and doors flood the room with natural light while offering delightful views across the gardens, and a charming log burner provides a cosy focal point for winter evenings. Complementing this is a formal reception room, also centred around a log burner, creating an inviting atmosphere throughout.

The ground floor further benefits from a useful study/cloakroom, integral garage access, and a versatile fourth bedroom. To the first floor are three further bedrooms, including a generous principal suite with dressing room and en-suite bathroom. In total, the property offers three bathrooms, two of which are en-suite, providing excellent flexibility for family life and guests alike.

Externally, the gardens are a true feature of the home, beautifully maintained with sprawling lawns, mature trees and established shrubs creating a wonderfully private and tranquil setting. Ample driveway parking leads to the integral garage, while a detached garden building, currently utilised as a garden room, offers excellent potential as a home office, studio or leisure space.

Rarely does a home combine such idyllic rural surroundings with beautifully balanced accommodation and uninterrupted views in every direction. Southerly presents a unique opportunity to acquire an exceptional village home in a truly picturesque setting.

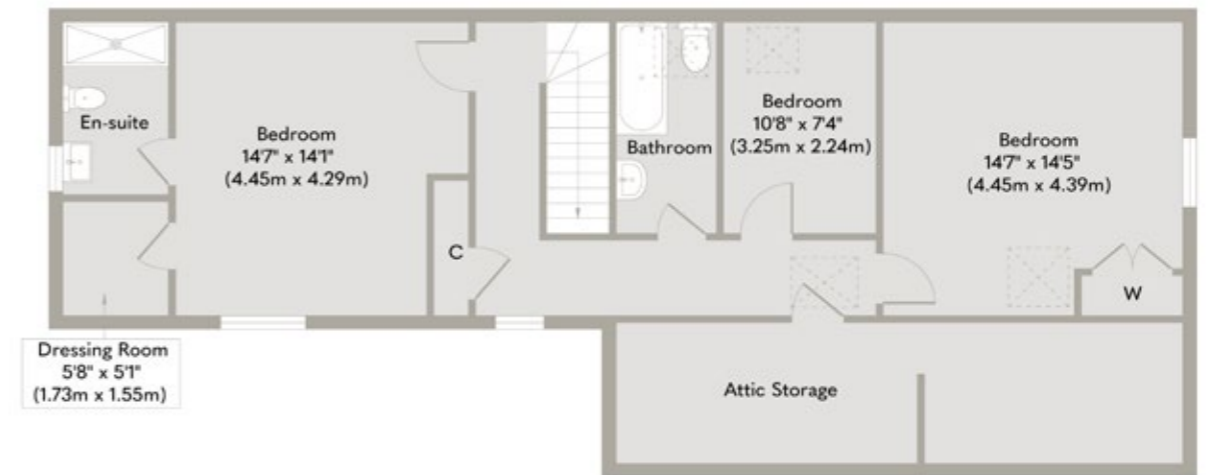


Stylishly designed for
modern living





Ground Floor
Approximate Floor Area
1194 sq. ft
(110.90 sq. m)



First Floor
Approximate Floor Area
985 sq. ft
(91.50 sq. m)

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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Hanworth

A PEACEFUL AND
WELL CONNECTED VILLAGE

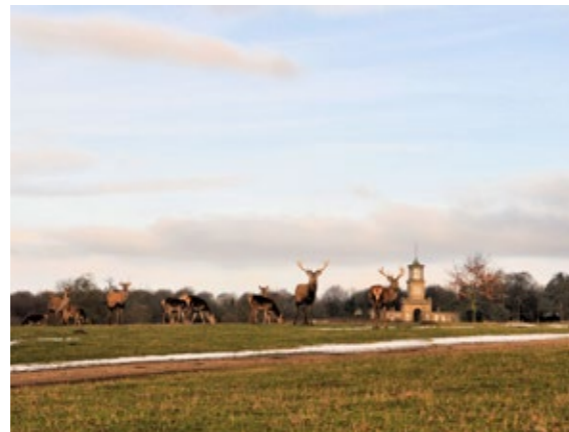
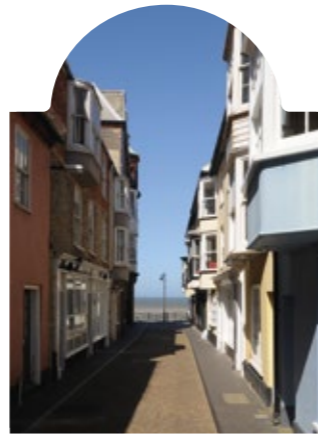
A small village approximately 5 miles from the North Norfolk coast at Cromer and Aylsham to the south, Hanworth is surrounded by rolling hills and fields, providing a peaceful and picturesque retreat from the hustle and bustle of city life. It's main notable attribute is Hanworth Common, the largest such enclosed common in England, which covers 35 acres and is protected by cattle grids. All residents have grazing rights; currently about 50 cattle graze on the land between May and October.

Surrounding the village, there are plenty of opportunities for outdoor activities, including walking, cycling, and birdwatching.

The nearby coast offers stunning views, with miles of sandy beaches and rugged cliffs to explore. With an elegant pier, Pavilion Theatre and grand Victorian villas, many with panoramic views over the pebble and sand beach, it's easy to see why Cromer is so popular, and it's just 8 miles away.

Push the boat out with fish and chips from No 1 Cromer, Galton Blackiston's award winning Cromer eatery perched on the clifftop. Treat yourself to a relaxing lunch at the Upstairs Restaurant where stunning sea views meet tasty seafood, or join the queue downstairs and enjoy your takeaway sitting on the wall as the seagulls soar above you for a fully immersive 'beside the seaside' experience. Follow the slope down from the clifftop to the beach and walk the shoreline or practise your hand at an afternoon skimming stones out to the horizon line.

Hanworth is a charming and historic village, which offers visitors a peaceful retreat in the heart of the north Norfolk countryside, with the beautiful coastline not far away.



Note from the Vendor



“A hidden retreat
with endless
charm.”



SERVICES CONNECTED

Mains water and electricity. Heating through an air source heat pump. Drainage via septic tank.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:- 0310-2844-4660-2006-8301

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: ///dressy.drooling.fairway

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

