



THE STORY OF

# 16 Shernborne Road

*Dersingham, Norfolk*

**SOWERBYS**



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# 16 Shernborne Road

Dersingham, Norfolk  
PE31 6HZ

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Large Detached Family Home

Completely Renovated by the Current Owner

Principal Bedroom Suite

Three Further Double Bedrooms

Sitting Room and Dining Room

Kitchen/Family Room

Utility Room

Large Gardens

Uninterrupted Views

Immaculately Presented

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Living a lifestyle of luxury and convenience, 16 Shernborne Road boasts the coveted privilege of being nestled right by the prestigious Sandringham estate. With delightful walks and charming attractions nearby, as well as the village centre just a leisurely stroll away, this location truly stands out.

As you step onto the driveway, you will begin to appreciate the breathtaking views of rolling fields to the front, leading towards the majestic royal estate, before taking a moment to admire the house's handsome facade. A splendid porch is a stunning addition which complements the property perfectly, and which will welcome you inside



Flanking the hallway are two generous reception rooms; the sitting room is wonderful for entertaining and, with French doors to the front, is perfect to relax while taking in the views. The formal dining room is ideal for celebrations – and a favourite at Christmas time. Continuing through the property, the beautiful open-plan kitchen/family room is the true hub of the home. It's the setting for informal suppers, homework at the table while a meal is prepared, and in the warmer months for throwing open the French doors and spilling out onto the terrace. There is a well-equipped utility room off the kitchen, a ground floor WC, and plenty of useful storage space.



The beautiful open-plan kitchen/family room is the true hub of the home.





Heading to the first floor, there's a large, bright landing with a storage cupboard. The spacious principal suite stretches across the back of the house, with skylights flooding light into the bedroom and a large window giving stunning views over fields. An equally generous dressing room adds a touch of luxury and leads through to the beautifully finished en-suite.

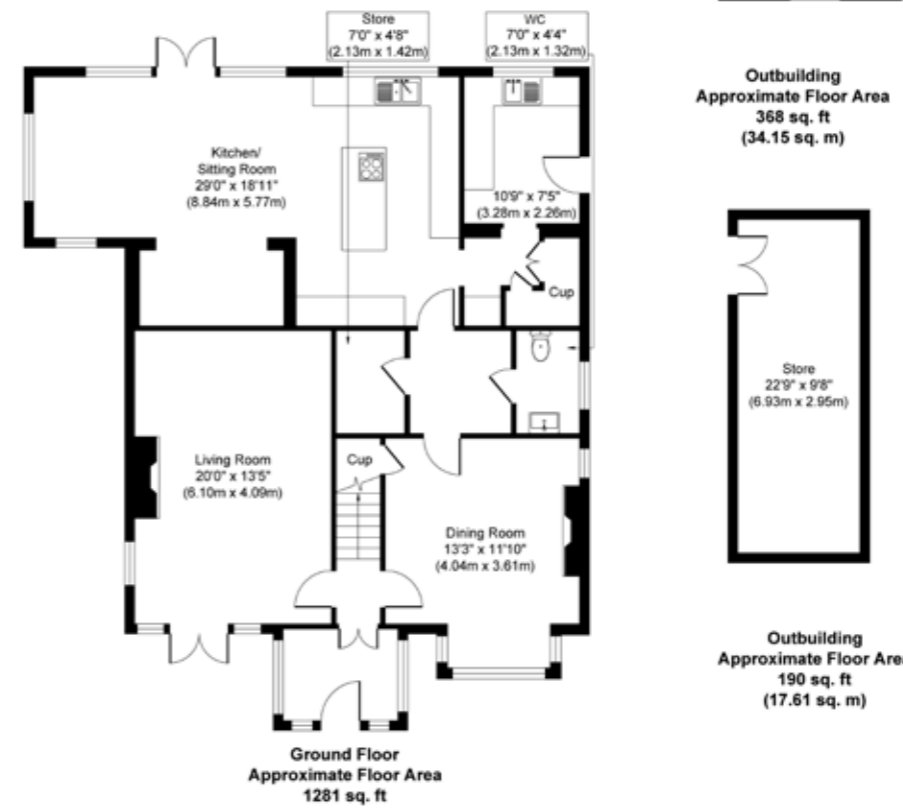
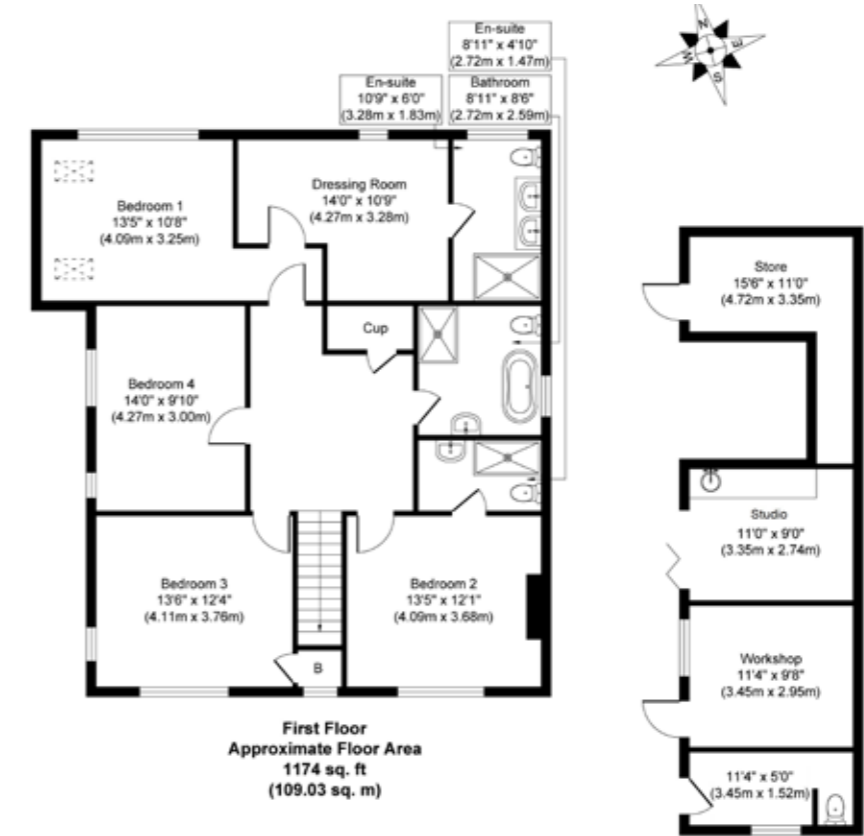
There are three further well-proportioned double bedrooms on this level, one with an en-suite, and a large family bathroom with both shower cubicle and bath.

The outside space is exceptional and complements the home perfectly. A spacious, gated driveway to the front ensures plenty of parking space for family and visitors, and allows the house an imposing position, slightly elevated and set back from the road. Leading around to the side, there's a generous store room, and further outbuildings which have been converted to offer workshops, a studio or sun room, covered barbecue area and WC.

The expansive lawn stretches the whole depth of the plot, with hedges and fencing bordering fields to the rear, and some select planting. There's plenty of space for children to run off steam, and a generous, shaped terrace offers a sizeable area for dining, or simply relaxing and enjoying the serene setting.

A spacious and immaculate home, 16 Shernborne Road's generous gardens and tranquil countryside setting offer the perfect canvas for a relaxed and idyllic lifestyle. With uninterrupted field views as your backdrop, this property invites you to embrace a harmonious blend of comfort, serenity, and natural beauty.





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.

# Dersingham

KNOWN FOR BEING THE PERFECT VILLAGE

Dersingham is affectionately known as “the perfect village.” With its primary and junior schools, GP surgery, library, Post Office, and local shops—including a butcher, newsagent, and a popular fish and chip shop—this compact village offers everything within a 5.6 sq mile radius. Just 7.5 miles from King’s Lynn and its rail link to London, Dersingham is ideal for country-loving commuters, while beautiful beaches at Snettisham, Heacham, and Hunstanton are just a short drive away.

The village boasts traditional carrstone cottages, large period properties, and newer developments like those on the Sandringham Estate, with various property sizes. Nestled near the royal Sandringham Estate and the country home of the Duke and Duchess of Cambridge, Dersingham has a rich, community-oriented charm. Local highlights include Dersingham Bog National Nature Reserve, Sandringham’s scenic trails, and a welcoming village hall hosting frequent events.

With two popular pubs—The Feathers and Coach & Horses—plus its proximity to the Queen Elizabeth Hospital, Dersingham is particularly appealing to front-line workers seeking a blend of coastal beauty and community spirit.



## Note from Sowerbys



“The setting is tranquil, the views beautiful, and yet the village centre is just a short walk away.”



### SERVICES CONNECTED

Mains electricity, water and drainage. Air source central heating.

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

D. Ref:- 2411-3062-6204-0856-1204

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: ///hillsides.yesterday.believer

### AGENT’S NOTE

Planning permission has been granted for a double garage to be built to the west side of the property.

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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