



Cedar Grange
Cedar Road | Hethersett | Norfolk | NR9 3JY

 FINE & COUNTRY

LONG-AWAITED LIFESTYLE



“Imagine raising your children with a large garden where they can run around, camp out and play, in a village where they can call for friends, walking your dog in open countryside straight from your gate. All just four short miles from the city and a five-minute drive from the university and hospital. This gorgeous Grade II listed home is perfect for any family and offers a magical lifestyle whilst keeping the convenience of the city within easy reach.”



KEY FEATURES

- A Stunning Grade II Listed Period Family Residence circa early 1600s situated in the Sought After Village of Hethersett
- Six Bedrooms and Two Attic Rooms
- Three Bath/Shower Rooms
- Kitchen/Breakfast Room with Separate Utility Room
- Four Reception Rooms
- Part Walled Gardens extend to around 0.4 of an acre (stms) and include a Range of Outbuildings
- Double Garage with Plenty of Parking
- The Accommodation extends to 4,565sq.ft
- No EPC Required

A fabulous period home in a superb sitting, the lifestyle you've dreamed off can happen right here. You have all the benefits of country life but none of the isolation. The peace and privacy of rural life but with first-rate transport links. Access to the area's best schools combined with the ability to close the door on the outside world and relax in your own secluded space. What's more, there's further potential with planning permission in place to convert a large outbuilding, so there's the possibility of an ongoing income too.

Authentic Charm

This impressive, Grade II listed home dates back to the early 1600s and has a wealth of beautiful character features. The current owners have been here for over 20 years, having moved up from London to give their three sons a safe and outdoorsy upbringing, close to the coast, the Broads and the picturesque and historic city of Norwich. They were delighted to find this property, close to the city but sitting in just under half an acre, open countryside on the doorstep. The house offered all the space they sought for a growing family too, and the property has risen to every occasion with aplomb. It's now waiting for a new family to move in and embrace everything the owners and their sons have enjoyed here.

A Place With Personality

The former farmhouse with Victorian additions had been well maintained when the owners came here and with the exception of a few updates, they didn't have to make many changes. Instead they've focussed on keeping it up to a high standard and allowing the character to take centre stage. There are some truly wonderful features, including original wooden shutters, tiled and wooden floors, beautiful fireplaces and a stunning carved staircase.





KEY FEATURES

The house is enormously flexible, with four reception rooms and seven good size bedrooms, so you have space to gather as a family, or for socialising, but you can always find a quiet corner in which to tuck yourself away. When the owners' children were growing up, it meant they could have friends over and people wouldn't get under each other's feet. Two of the receptions are part open, one to the other, which makes these rooms perfect for entertaining. The family room is next to the kitchen, so it makes a great playroom for little ones, while the study is a lovely quiet spot. Upstairs, at one end of the first floor you'll find two bedrooms and a bathroom which make a great suite for an older teen or adult child at home, offering the option of a private sitting room. Altogether, the house is incredibly versatile and can adapt for each stage of family life. There's further potential here, with planning permission granted for the conversion of the large outbuilding, so you can make your mark on the property and bring in a useful income.

Combining City And Country

The house sits in 0.4 of an acre of grounds, designed to be low maintenance and to work well for a family. The boys' old treehouse still stands, and the owners had an above ground pool as well, which was a hit with the whole family. Moving from London, the owners enjoyed the ability to give their children freedom to head out on bikes, walk the dog around the village, go and call for friends, and more. The owners kept pigs, ducks, chickens and even ferrets and the whole family learned to sail on the nearby Norfolk Broads. As the boys grew older they were able to be independent, taking advantage of regular buses into the city – and the owners were glad they didn't have to be a taxi service for their sons! There are some excellent schools round here too, so it's altogether a great place for families. Hethersett is an award-winning village and has a lot going for it. There's a whole host of amenities and the community is growing, so it's very easy to meet people, put down roots and feel at home. You're a five-minute drive from the hospital and university, a ten-minute drive from the city centre, and you have not one but two Waitrose supermarkets nearby. You're also well placed for easy access to the A11 and A47, which makes travel back to London or across the country a breeze.

































INFORMATION



On The Doorstep

The property is situated in Hethersett, which has a wide variety of amenities including shops, two pubs, three schools, a church, doctor's and dentists along with a park and ride service taking you into Norwich. The centre of Norwich is under 20 minutes away and the village is on a bus route to the railway station in the city. It is also just 1 mile each from the A11 and the A47. From Hethersett there is easy access to the nearby market town of Wymondham with trains to Cambridge and London. Local schools include Hethersett High School, Hethersett Old Hall, Wymondham High and Wymondham College.

How Far Is It To?

Hethersett is such a highly regarded village because it combines both village environment with accessibility to Norwich. It's just 4 miles from the centre of the city with its main line rail link to London Liverpool Street and an International Airport. It also has great access to the county's road network, being close to the A47 with its links to Kings Lynn and onwards to Lincolnshire, The Broads and the East Coast. The A11 of course gives great access to Newmarket (45 miles), Cambridge (65 miles) and onwards to London.

Directions

Leave Norwich on the Newmarket Road, upon reaching the Thickthorn roundabout take the B1172 Hethersett exit. Continue straight to stay on Norwich Road/B1172. At the roundabout take the 2nd exit and stay on Norwich Road/B1172. Turn right onto Norwich Road and then right again onto Queens Road. Continue onto Great Melton Road and then turn right onto Lynch Road. Continue straight onto Cedar Road and the property will be found on the right hand side.

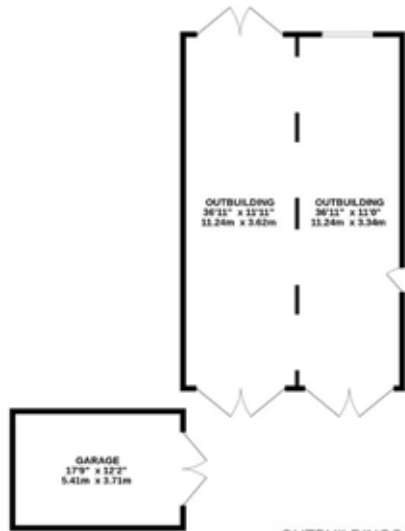
Services, District Council and Tenure

Gas Central Heating, Mains Water, Private Drainage via Septic Tank
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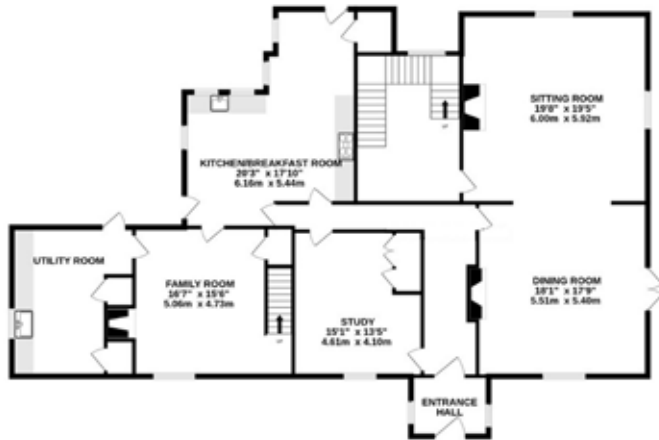
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OUTBUILDINGS
1059 sq.ft. (98.4 sq.m.) approx.

MAIN HOUSE
TOTAL FLOOR AREA : 4565sq.ft. (424.1sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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GROUND FLOOR
2029 sq.ft. (188.5 sq.m.) approx.



1ST FLOOR
2006 sq.ft. (186.4 sq.m.) approx.



2ND FLOOR
530 sq.ft. (49.2 sq.m.) approx.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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