



THE STORY OF

# The Brambles

*Fakenham, Norfolk*

SOWERBYS



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# The Brambles

4 Orchard Close, Fakenham,  
Norfolk, NR21 8HF

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Superior Corner Plot Occupying  
0.47 Acres (STMS)

Detached Home Extending to 2,403 Sqft (STMS)

Walking Distance to the Centre of Fakenham

Flexible Living with Both Ground  
Floor and First Floor Bedrooms

Four/Five Double Bedrooms

Four Bathrooms

Wood Burning Stove to Sitting Room

Private Driveway with Wrap Around Gardens

Double Garage

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Commanding one of the finest plots within Orchard Close, The Brambles enjoys an exceptional position at the head of an exclusive private cul-de-sac. Approached via a sweeping private driveway, the property enjoys a secluded setting surrounded by mature gardens. Designed to capture the sun throughout the day, the grounds offer a variety of seating areas. The generous plot, coupled with the mature planting and established boundaries, creates a setting that feels wonderfully private.

Inside, the home has been meticulously maintained and offers versatile accommodation extending to four or five bedrooms, making it ideally suited to multi-generational living or those seeking flexible work arrangements. While beautifully cared for throughout, there is also exciting potential for modernisation.

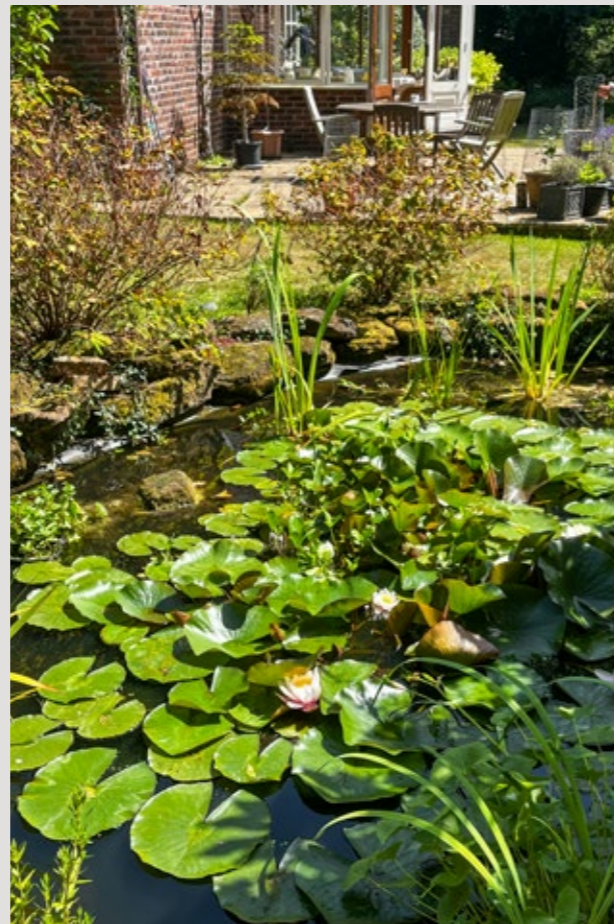
The heart of the home is the impressive sitting room, where a wood-burning stove creates a warm focal point. A large picture window on the west-facing elevation floods the room with natural light whilst framing attractive views across the surrounding gardens. The ground floor offers excellent flexibility, featuring a bedroom with en-suite facilities alongside a separate family bathroom. Upstairs comprises two generously proportioned bedrooms and an additional single bedroom, complemented by two bathrooms. There is also a study on this floor, currently used as a home office, which could equally serve as a fifth bedroom if required.

Seldom do homes combine such generous grounds, privacy and convenience so successfully. The Brambles presents a unique opportunity to acquire a substantial family home in a highly desirable setting, enjoying the peace of a secluded position whilst remaining within easy walking distance of Fakenham's amenities, schools and everyday conveniences.



A wonderful sense  
of privacy, space and  
tranquillity.





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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# Fakenham

A SUPERB PLACE, CLOSE TO  
COAST AND COUNTRY

Fakenham offers the perfect blend of market town charm and coastal proximity. Located just ten miles from sandy beaches and positioned halfway between King's Lynn and Norwich, with easy access to Holt and Swaffham, it ensures a convenient commute.

After work, residents can enjoy the thriving Central Cinema or engage in activities like glass-blowing at Langham Glass, exploring nature at Pensthorpe, or taking a stroll at Sculthorpe Moor. For those seeking more excitement, Fakenham Racecourse offers a day of racing, while Fakenham Golf Club provides a scenic setting around the racecourse. Nearby Thursford features a remarkable collection of steam engines and organs, famous for its Christmas spectacular.

Explore Fakenham's history through the Lancaster Heritage Trail, with 32 plaques highlighting its industrial past, including printing blocks dating back to 1250 embedded in the market square. The town hosts a lively market every Thursday and a farmers' market on the last Saturday of the month.

Fakenham boasts a variety of homes, from grand residences to character cottages and modern new-builds. Food enthusiasts will appreciate Walsingham Farm Shops for local meats and Mrs Temple's award-winning cheese. Dining options include historic spots like The Ostrich Inn, serving since 1841, and Sculthorpe Mill, honoured with a Michelin Bib Gourmand in 2022.

With its ideal location, diverse housing options, and thriving local businesses, Fakenham is a prime place to settle down.



## Note from Sowerbys



“A great opportunity to acquire a substantial family home in a highly desirable setting.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating.

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

C. Ref:- 4300-3683-0622-8695-3663.

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: ///nerves.gains.lock

### AGENT'S NOTE

Orchard Close is an unadopted road which is owned by The Brambles, with neighbouring properties having the right to pass and repass.

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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