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THE STORY OF  
**Oak Chase**  
*Holt, Norfolk*

**SOWERBYS**



THE STORY OF

# Oak Chase

Cromer Road, High Kelling, Holt, Norfolk  
NR25 6QZ

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Well Presented Detached Bungalow  
on a Generous Plot

Highly Desirable Village Location in High Kelling

Offered to the Market Chain Free

Sweeping Driveway with Ample Off-Road Parking

Set Well Back from the Road  
with Excellent Privacy

Mature and Well Maintained Gardens

Bright and Airy Accommodation  
with Well-Proportioned Rooms

Three Well-Sized Bedrooms with  
Utility Room and Pantry

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**SOWERBYS HOLT OFFICE**

01263 710777

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Approached via a sweeping driveway, the property immediately impresses, offering generous off-road parking and a discreet position set well back from the road. A high degree of privacy is ensured by mature screening and well-established gardens, which have been carefully maintained to create a calm and secluded setting. The grounds are particularly attractive, featuring a considered mix of planting that further enhances the sense of tranquillity and seclusion.

Internally, the bungalow provides spacious and well-balanced accommodation throughout. Large windows feature prominently, drawing in an abundance of natural light and contributing to an overall bright and airy atmosphere in every room. There are three well-proportioned bedrooms, each thoughtfully arranged to suit a variety of requirements.

The kitchen is well supported by a practical utility room and a separate pantry, adding valuable everyday convenience and functionality to the home. The property is presented in excellent order throughout, allowing for immediate occupation and comfortable living from day one, all within a highly regarded and sought-after location.

Holt is a particularly charming Georgian market town, well known for its elegant period architecture, independent boutiques, galleries, and cafés. The town offers a wonderful sense of community and a vibrant yet relaxed atmosphere, with everyday amenities all close at hand. Ideally positioned within easy reach of the North Norfolk coastline, Holt also provides excellent access to some of the region's most beautiful beaches and countryside, making it a highly desirable place to live for both full-time residents and those seeking a second home.



The bungalow offers a lovely feeling of space and light throughout.





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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# Holt

A STRONG SENSE OF COMMUNITY  
AND A FINE MARKET TOWN

Holt thrives on a strong sense of community, supported by proud residents and local businesses. Many champion the 'Love Holt' initiative, celebrating the independent shops that bring vibrancy to the Georgian town centre. The town hosts numerous local events throughout the year, including the Holt Festival and the 1940s Weekend, which takes over the town and the heritage 'Poppy Line' railway running between Holt and Sheringham.

Holt boasts traditional shops like a butcher, fishmonger, and greengrocer. It even has its own department store and food hall, Bakers and Larners, a local landmark run by the same family since 1770. Chic boutiques and luxe lifestyle stores fill the town and its surrounding yards, offering beautiful items for your home and wardrobe. Norfolk Natural Living, known for locally made fragrances, is a notable stop.

Life in Holt is leisurely, with numerous spots to enjoy a coffee or a meal. Byfords café, believed to be the oldest house in town, is a central landmark and an ideal place to watch the world go by. There's no rush—relax and savour country life! The town also hosts the historic Gresham's School.

Holt features an abundance of Georgian properties, especially around the town centre. Further out, you'll find leafy roads with stylish, detached 1930s family homes and well-designed contemporary houses that blend with the countryside. For those wanting to reconnect with nature, Holt Country Park and Spout Hills offer heathland and green spaces.

Holt is one of Norfolk's finest market towns, offering the perfect spot to enjoy country life. With easy access to the coast and city, if this sounds like your kind of place, let us help you find your next property.



## Note from Sowerbys



“Set well back from the road, the property enjoys a wonderful sense of privacy.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

C. Ref:- 0736-2924-8600-0328-0206.

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: ///supreme.easily.cheesy

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# SOWERBYS

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