



2 Hampton Close
Beeston | Norfolk | PE32 2TT

 FINE & COUNTRY

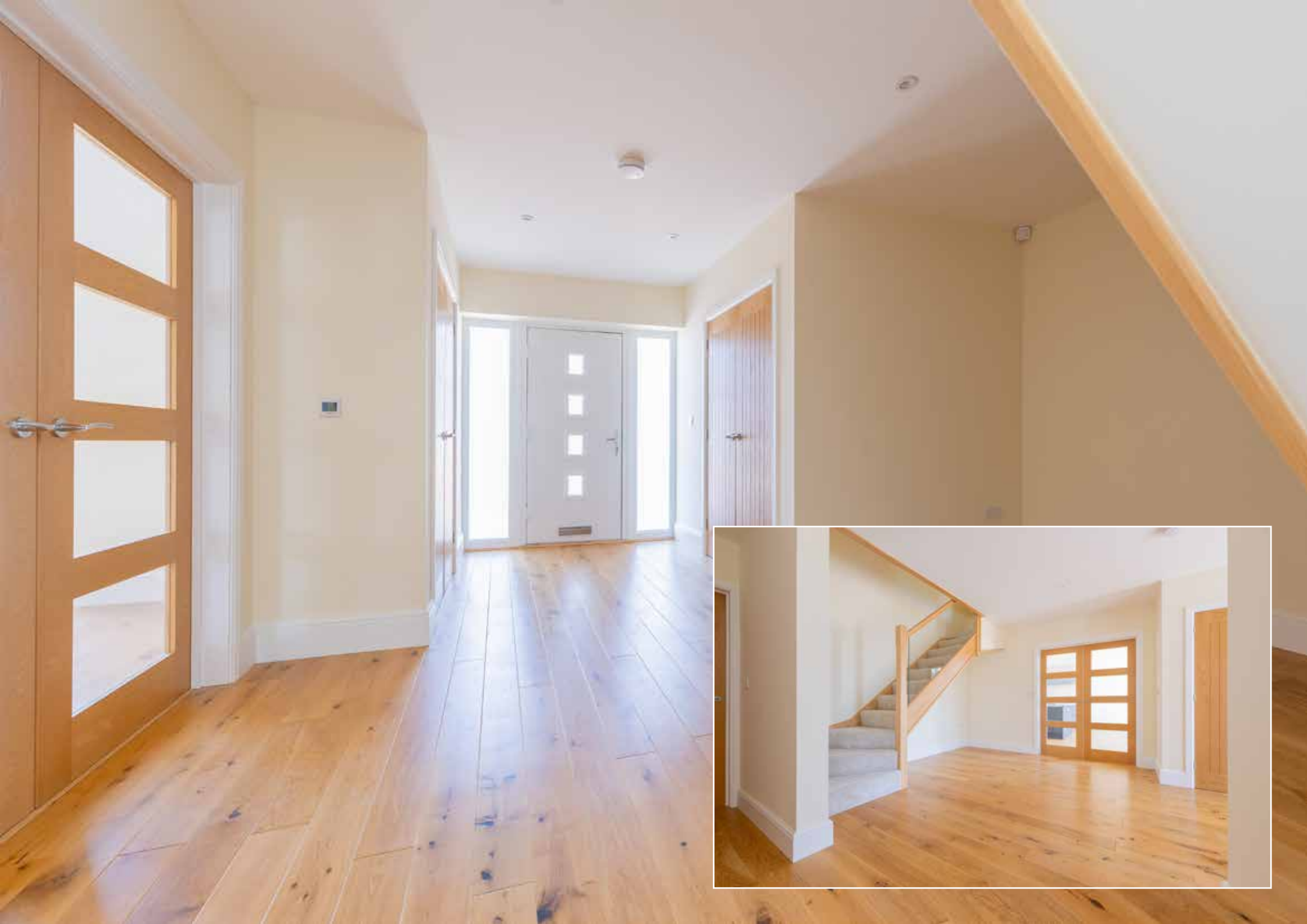
LUXURY WITH FUTURE VISION



Set in the peaceful heart of rural Beeston, this home is more than a new build,
it is an opportunity to shape a lifestyle entirely your own.

Completed in 2023, this contemporary detached residence has been thoughtfully designed for modern family living,
effortless entertaining, and future flexibility.

Every room, every outlook, and every space have been created with possibility in mind
and all close to local amenities.



KEY FEATURES

- A Beautiful Detached Property on a Select Development in the Village of Beeston
- Five Bedrooms, Family Bath/Shower Room & Two En-Suites
- Open Plan Kitchen/Dining/Family Room with Bi-Fold Doors leading to Extensive Patio and the Garden
- Separate Utility Room and Ground Floor WC
- Two Reception Rooms
- Triple Garage with Room Above providing Additional Accommodation
- Large Driveway providing Plenty of Parking
- The Total Accommodation including Garaging extends to 3,961sq.ft
- Energy Rating: B

Behind its striking façade and beautifully crafted entrance lies a home that adapts around you. Built by a local builder the property is finished to high specification throughout, from beautiful wooden flooring downstairs and carpets on the first floor, to kitchen fitting and infrastructure including air source heat pump. The light and airy home is a blank canvas ready for new owners to make their mark.

Contemporary Living Designed Around Connection

Step through the impressive front door, into the porch with thoughtful cupboards for coats and shoes either side, leading into an expansive hallway with plenty of elbow room for when the family all stumble in together. At the centre of the home sits an exceptional open-plan kitchen, dining, and family space, flooded with natural light, and designed for gatherings. A high spec finish is evident with the self-extraction induction hob meaning no smells or cumbersome extractor hood, integrated dishwasher, double side by side ovens assuring a comfortable height for lifting the roast out, seamless “no handle” kitchen cupboards and drawers and plenty of space for an American style fridge/freezer. The state-of-the-art space flows to the dining area, which then spills out through large bifold doors onto the terrace, blurring the boundary between indoors and outdoors. This space is made for relaxed family mornings, long languid lunches, and laid-back evening entertaining. The large picture window at the front of the room is perfect for two sofas face to face and coffee table between, close to the kitchen for that afternoon tea. Clean architectural lines, neutral finishes, and expansive proportions create a calm, sophisticated backdrop ready to complement any interior style, from minimal contemporary to layered country luxury or eclectic colourful bohemian style and with underfloor heating throughout the ground floor, the warm welcome is always guaranteed. Two formal reception rooms, both with French doors to the garden, are placed each side of the kitchen and found through double doors each time connecting most of the ground floor. This makes a fabulous entertaining space, yet equally you can shut the doors when not in use. These reception rooms offer such versatility whether looking to create a cinema lounge, a sophisticated entertaining space, a playroom, snug, library, or music room. The room to the right of the kitchen has a wonderful fireplace and wood burner, a place to snuggle up on the sofa in winter.





KEY FEATURES

Practicalities have not been forgotten here with the utility room and cloakroom placed just off the entrance hall. This is a home without limitation, a rare versatile and modern canvas ready for personal expression and one that will meet every cadence of family life as well as the buzz of entertaining.

Explore Upstairs

A beautifully crafted staircase leads to the first floor and a balcony overlooking the floor to ceiling picture window to the front of the house, just imagine an armchair and watching the sun set from here. Five beautifully proportioned bedrooms provide space for both privacy and connection. The principal suite is designed as a private retreat, complete with a luxurious en-suite, walk-in wardrobe and Juliet balcony overlooking the grounds. Beautifully crafted brick pillars supporting the balcony create architectural character and overhead shelter from the summer sun. A second en-suite bedroom offers additional flexibility for guests or family living, while the remaining three rooms can effortlessly become nurseries, dressing rooms, studies, or hobby spaces and share the gorgeous contemporary bathroom. With three bathrooms on this floor there will be no queuing for the loo in the morning in this house!

The Triple Garage & Elevated Lifestyle Space

The property is a complete space that will evolve with you. A substantial triple garage, the only one in the cluster of homes, offers extensive storage and secure parking, while above it sits additional accommodation potential with power and water already connected. Imagine a private executive home office, a gym or yoga studio, a games room or teenage retreat, a creative studio flooded with rural light, guest accommodation for extended family, a self-contained annexe on the top floor or indeed convert the whole building to create a full independent annex (subject to relevant permissions). The possibilities are entirely yours to decide.

Wraparound Gardens & Outdoor Freedom

Occupying an exceptional plot, just under an acre in size (0.83-acre) the property enjoys an immediate sense of openness and privacy rarely found in newer homes. The driveway is enormous offering lots of space for visitors or for a motorhome or caravan. Not overlooked at all, the wraparound lawns already boast immaculate and spacious entertaining terraces, and there are endless opportunities to create outdoor garden rooms, firepit lounges, children's play areas, kitchen gardens, summerhouses or wellness spaces and landscaped contemporary gardens. A path runs all the way around the home, great for toddlers on bikes and for wheelbarrowing. A large rear paddock is included with the property offering potential for keeping animals, planting an orchard, or even potentially building an annex in the space, subject to planning. Every season offers a new way to enjoy the space and nature is on your doorstep with regular wildlife visitors including buzzards and kites circulating in vast blue skies and deer roaming.

































INFORMATION



On The Doorstep

Beeston village enjoys a quiet setting with nature on the doorstep, making it ideal for outdoors enthusiasts. It enjoys a wonderfully central position in the heart of mid-Norfolk, just a short drive from the A47 and is perfectly placed to explore everything the county has to offer. The village itself benefits from a well-regarded primary school, a community pub, vibrant community, village hall and playing field where Cricket matches feature in summer. Nearby Litcham provides a range of everyday conveniences including a village shop, traditional pub, doctors' surgery, and schooling for children aged 4–16years.

How Far Is It To?

The thriving market towns of Swaffham and Dereham are both within easy reach, offering an excellent selection of shops, supermarkets, cafés, schooling, and essential amenities for day-to-day living. For wider connections, the vibrant cathedral city of Norwich, with its International Airport and direct rail links to London, can be reached in approximately 35 minutes. The surrounding area captures the very best of Norfolk living, with the renowned Sandringham Estate, approximately 20 miles away, while the stunning North Norfolk coastline is within around 30 minutes' drive.

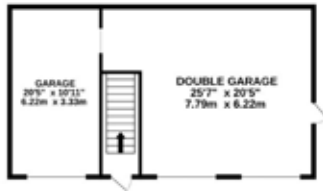
Directions

Leave Fakenham on Dereham Road and continue onto Hempton Green Road. Merge onto Gravel Pit Hill/A1065 and continue onto Fakenham Road. Follow this road through the villages of Pattesley and Tittleshall and proceed through the village of Litcham heading out on the Litcham Road. Turn right onto Mileham Road, turn right onto Back Lane and then left onto Dereham Road and continue onto Beeston Road. Turn right onto Herne Lane and the driveway for The Hamptons will be found on your left hand side.

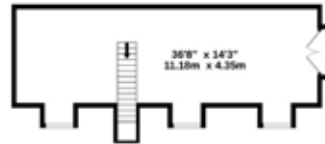
Services, District Council and Tenure

Air Source Heat Pump, Mains Water, Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Breckland District Council - Council Tax Band F
Freehold

DOUBLE GARAGE
745 sq.ft. (69.2 sq.m.) approx.



GARAGE 1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



GROUND FLOOR
1443 sq.ft. (134.2 sq.m.) approx.

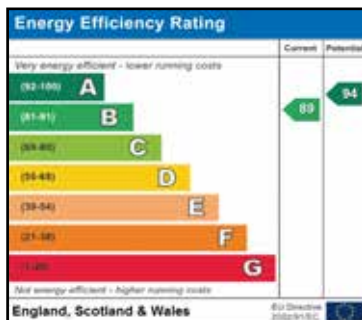


1ST FLOOR
1291 sq.ft. (119.9 sq.m.) approx.



TOTAL FLOOR AREA : 3961 sq.ft. (368.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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FINE & COUNTRY

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FOUNDATION

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