



19 Church Road
Tasburgh, Norwich, Norfolk, NR15 1ND

BROWN & CO



19 Church Road, Tasburgh, Norwich, Norfolk, NR15 1ND

An outstanding detached village house of considerable character and presence, dating from Edwardian times, with later sympathetic additions in the sought after village of Tasburgh.

1.5 acres (stms).

Guide Price £700,000 - £750,000



DESCRIPTION

No.19 Church Road comprises an outstanding detached village house of considerable character and presence, dating from Edwardian times, believed to be c1913 with later sympathetic additions in the sought after village of Tasburgh. The whole is superbly positioned occupying a substantial and beautifully established garden of approximately 1.5 acres (stms) and will be of great interest to buyers who require a village feel, with the city of Norwich within striking distance.

This distinguished and most attractive family home offers generous accommodation extending to almost 3,000 sq ft, arranged over four floors including a useful cellar, which has been tanked and is accessed externally. No.19 is accessed at the front into a porch, via the boot room with space for shoes and coats, and leads into a superb dining room with a striking bay window. Immediately, there is an elegant feel with original architectural detail apparent from the outset and this theme continues throughout the ground floor.

The principal reception rooms are delightful and comprise a charming sitting room with attractive bay window and fireplace, the aforementioned formal dining room, and a

separate study providing an excellent space for home working. Of particular note is the impressive kitchen breakfast room forming the heart of the house, and acts as a substantial open-plan space ideally suited to family life and entertaining with French doors opening onto the gardens. Off the kitchen lies a utility room and WC.

The first floor provides access to four well-proportioned bedrooms served by the family bathroom, whilst the second floor is dedicated to a superb fifth bedroom with en-suite WC, enjoying a degree of privacy away from the main family accommodation. The bedrooms are all comfortable double rooms and having both a shower room and separate toilet off the landing to support the accommodation on these levels.

Outside, the property is approached via a generous private driveway which serves only two properties. The drive is shingled and leads down from the main road through twin attractive brick pillars into a large parking area that provides extensive parking and access to the outbuilding and stores.

The mature grounds are a particular feature of the property, extending as they do to approximately 1.5 acres (stms) including the drive and comprise sweeping lawns,

established trees, well-stocked borders, two small fenced paddocks and a small private wood down from the garden, together with a variety of seating and entertaining areas, including a decked area which overlooks the garden and is perfect for relaxing at the end of the day. The house enjoys a high degree of privacy and seclusion and the views from the gardens back to the property are rather special.

The cellar level, approached independently from outside, provides a series of highly useful storage and ancillary rooms with potential for a variety of uses.

Services – Mains water, mains electricity, oil fired central heating, mains drainage. The drive is owned by number 19, but there is a shared 50/50 maintenance responsibility with number 19a.

Local authority – South Norfolk District Council.

Acreage – 1.52 acres (stms).

LOCATION

Tasburgh is a sought-after south Norfolk village lying approximately 8 miles south of Norwich, offering a strong sense of community together with a range of local amenities including a public house, primary school and church. The



village is conveniently positioned for access to the A140 and A11, providing links to Norwich, Diss and the wider region. Norwich offers an extensive range of shopping, cultural and educational facilities together with a mainline rail service to London Liverpool Street.

DIRECTIONS

From Norwich proceed south on the A140 towards Ipswich. Upon reaching Tasburgh, turn right into Church Road, continue for approximately 300 yards, where there is a private shingled driveway signposted for 19 and 19a on the left. The property will be found in front of you between twin brick pillars at the bottom of the private lane.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office.
Tel: 01603 629871



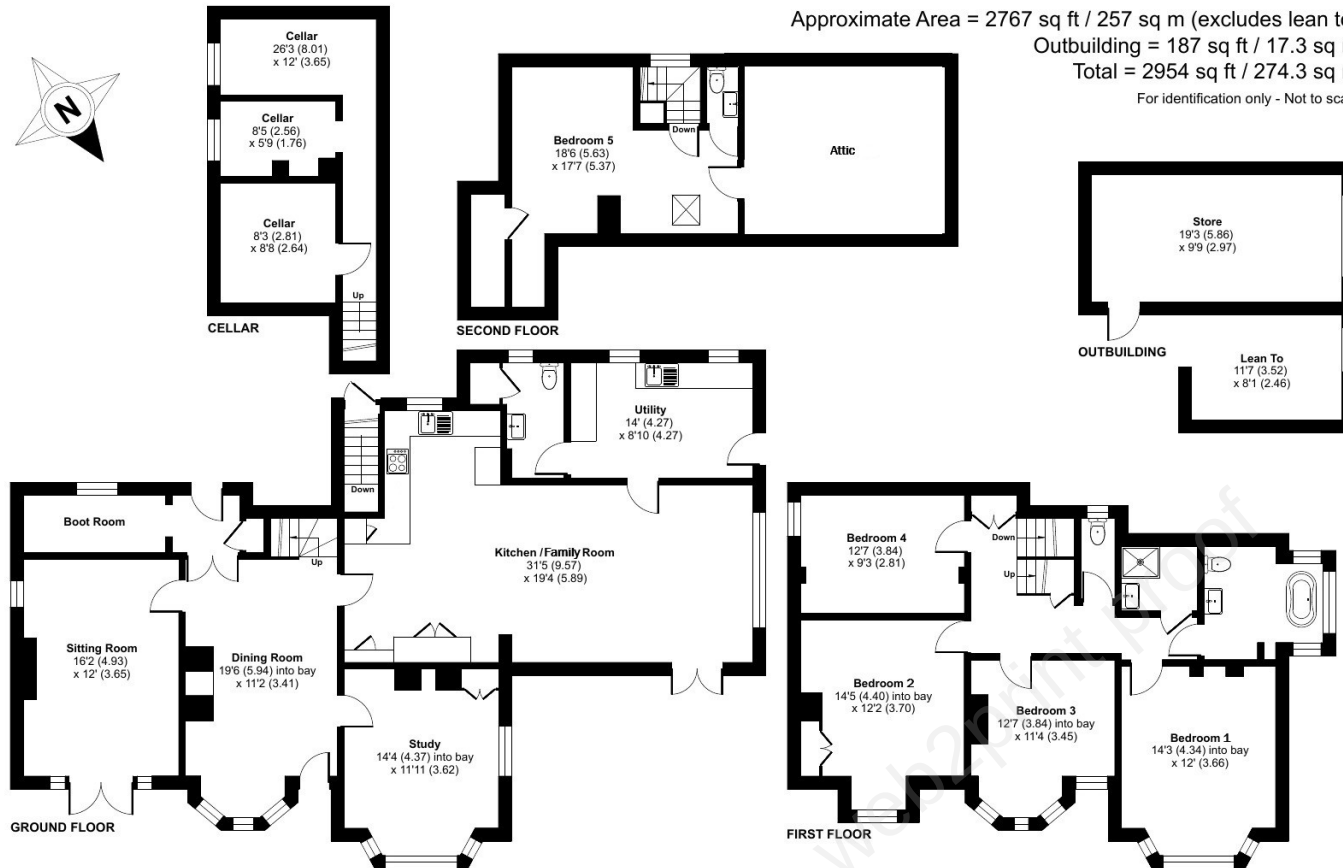
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Approximate Area = 2767 sq ft / 257 sq m (excludes lean to)

Outbuilding = 187 sq ft / 17.3 sq m

Total = 2954 sq ft / 274.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Brown & Co. REF: 1454438



Score	Energy rating	Current	Potential
2+	A		
1-91	B		
9-80	C		
5-68	D		
9-54	E	40 E	
1-38	F		
-20	G		

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