

THE STORY OF

Churchside House

Southery, Norfolk

SOWERBYS



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Southery, Norfolk
PE38 0NE

Substantial Four-Bedroom Detached Home

Delightful Views Towards the Village Church

Wrap-Around Gardens on an
Approximately Half-Acre Plot

Open-Plan Kitchen/Family Room with Aga

Vaulted Garden Room with Wood-Burner

Separate Sitting Room, Dining Room and Office

Principal Bedroom with Dressing
Area and En-Suite

Attached Double Garage and Ample Parking

Additional Double Garage/
Workshop Within the Grounds

Offered with No Onward Chain

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Framed by mature wrap-around gardens and delightful views towards the village church, Churchside House is a substantial four-bedroom home offering space to gather, retreat and enjoy life both indoors and out. An attached double garage and a further double garage/workshop within the grounds add to its versatility, while no onward chain is a welcome advantage.

There is something particularly appealing about a home whose setting is as much a part of its character as the rooms within. At Churchside House, established gardens extend around the property, with the village church providing a picturesque backdrop. Occupying a plot of approximately half an acre, this detached home combines generous living accommodation with a garden that is a pleasure to enjoy.

A gated driveway creates an inviting arrival, opening to ample parking in front of the house. Inside, a welcoming entrance hall introduces a layout designed for both sociable occasions and quieter moments. The spacious sitting room offers a comfortable place to unwind, while a separate dining room lends itself to leisurely suppers and celebrations. A dedicated office provides a useful space to work or study away from the main living areas.

The kitchen and adjoining family space form the natural heart of the home. With an Aga at its centre and plenty of room for a generous dining table, this is somewhere to imagine mornings beginning over coffee, weekend lunches stretching into the afternoon and friends gathering while supper is prepared. The open-plan arrangement keeps conversation flowing, offering a relaxed alternative to the more formal reception rooms.

Equally inviting is the vaulted garden room, where the outlook across the grounds brings the outdoors into everyday life. Light and spacious, with the added comfort of a wood-burning stove, it offers an appealing retreat throughout the seasons, whether enjoying the changing garden or settling down as the evenings draw in. A utility room and cloakroom complete the ground-floor accommodation.









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Upstairs, four bedrooms provide space for family and guests. The principal bedroom benefits from its own dressing area and en-suite, while a separate family bathroom serves the remaining bedrooms.

Outside, the wrap-around gardens are a defining feature. Broad lawns, established planting and mature trees create an attractive setting, with space for outdoor dining, gardening and relaxing in the fresh air. Views towards the village church add a distinctive sense of place.

The garaging is another considerable asset. Alongside the attached double garage, a detached double garage/workshop provides valuable flexibility for vehicles, storage, hobbies or workshop use.

Southery combines village living with access to the surrounding area, while rail connections from Littleport and Downham Market provide links to Cambridge and London. It is a setting that offers the pleasure of a generous home and garden alongside convenient connections further afield.













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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Southery

FENLAND VILLAGE LIVING SURROUNDED BY COUNTRYSIDE

Southery is a traditional Norfolk village with a history closely connected to the surrounding farmland and waterways. Its name, meaning 'southerly island', reflects the fenland landscape in which it sits, with rich agricultural fields and historic drainage dykes shaping the countryside. At its heart, St Mary's Church provides a familiar landmark, while the village hall and recreation ground offer places for residents to come together throughout the year.

Life in Southery is centred around its friendly community and the practicalities of everyday living. The village has a local shop, primary school and two pubs, offering opportunities to catch up with neighbours over a drink or a meal. Community events and activities at the village hall add to its appeal, creating a welcoming atmosphere for families, couples and those looking to put down roots in a close-knit village.

While Southery enjoys a distinctly rural setting, it remains well placed for access to nearby towns. Downham Market offers a wider range of shops, services and a railway station with connections towards Cambridge and London, while the historic city of Ely provides independent shops, riverside walks and its magnificent cathedral. The A10 also runs through the parish, offering convenient road connections for commuters and those travelling further afield.

With traditional cottages, modern family homes and open countryside on its doorstep, Southery offers an appealing blend of village life, space and convenience.









Note from the Vendor



"We love the quiet lane, church views and open-plan kitchen and garden room. It's a wonderful family home."

SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 1536-5026-8600-0422-3206

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: ///secure.mandolin.faded

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SOWERBYS

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