



THE STORY OF

The Gables

Holme Hale, Norfolk

SOWERBYS



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The Gables

High View Close, Cook Road, Holme Hale,
Norfolk, IP25 7DJ

Contemporary Entrance Hall

Boasting Imperial Staircase

West-Facing Rear Garden

Astonishing Kitchen, Dining and Family Room

Detached Double Garage with
Accommodation Above

Two Further Reception Rooms

Luxurious Specification Throughout

Four Spacious Double Bedrooms

Quiet Country Village

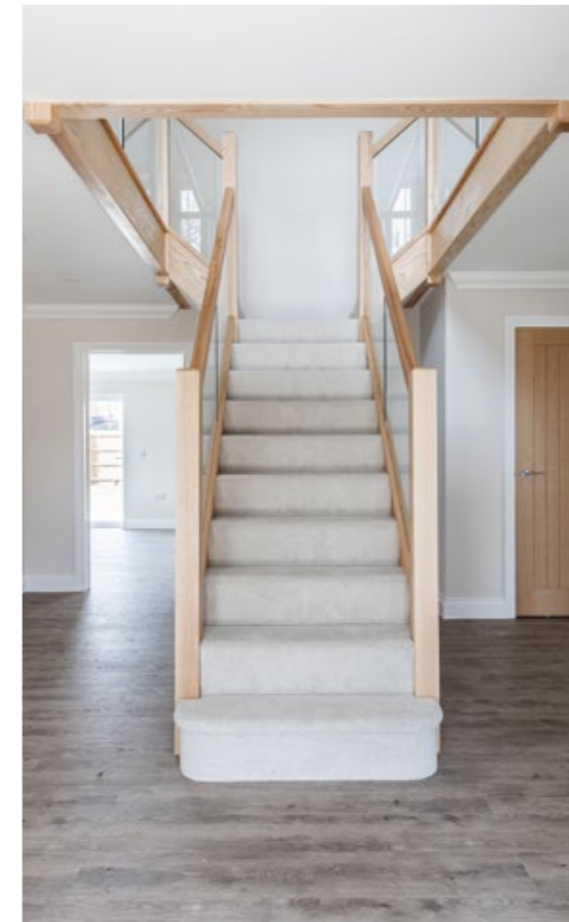
Three Bathrooms, and a Dressing
Room to the Principal Bedroom

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Occupying a spacious plot with a west facing rear garden, The Gables is the great opportunity to purchase one of these outstanding family homes.

On arrival you will be immediately impressed with the spacious driveway where there is room for half a dozen vehicles, if necessary. A detached double garage boasts a converted room above, perfect for a gym, home office or even an annexe, subject to the required permissions.

Entering the main home, the hallway gives a glimpse of the luxury beyond, with the oak and glass imperial staircase offering a wonderful beginning. The heart of the home is clearly the kitchen, dining and family room which stretches right across the rear. The quality and specification are fitting for a home of this magnitude.

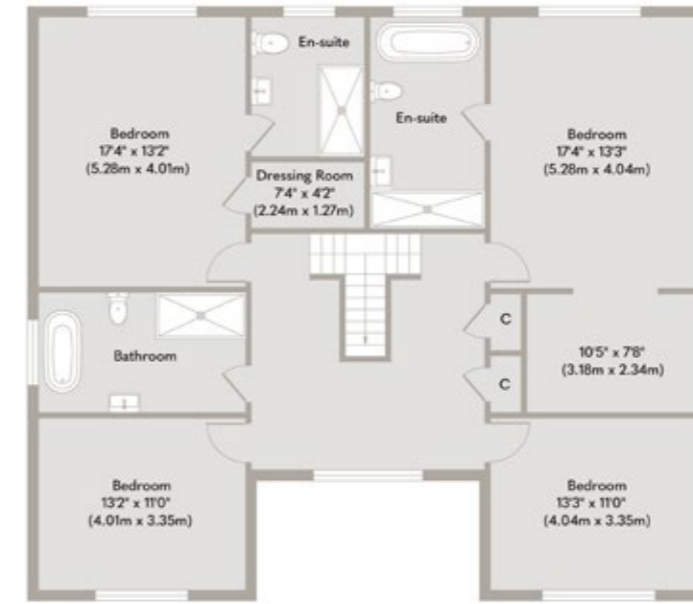
To the front of the property are the two reception rooms. The living room is a perfect evening retreat with the focal point fireplace whilst the study could alternatively be used as a TV room or playroom. The ground floor also has a separate utility room, thoughtfully designed to double as a boot room.

The first floor offers four spacious double bedrooms which share three bathrooms, whilst the principal bedroom also has a dressing room. A noticeable feature is, again, the attention to detail and quality of finish which sparkle. This is an uncompromising home, one which the most discerning of buyers will find hard to ignore.

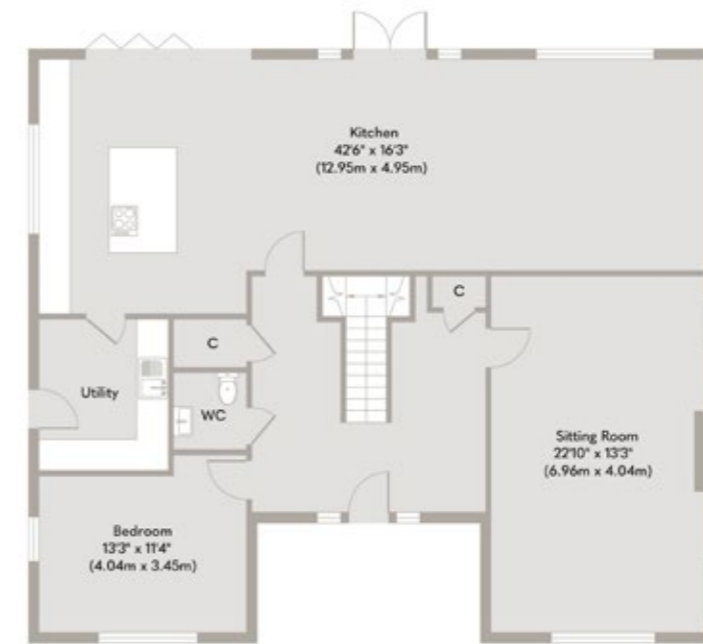


A home where quality,
space and lifestyle
come together.





First Floor
Approximate Floor Area
1,435 sq. ft
(133.34 sq. m)



Ground Floor
Approximate Floor Area
1,435 sq. ft
(133.34 sq. m)



Garage
Approximate Floor Area
789 sq. ft
(73.27 sq. m)



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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Holme Hale

A CHARMING VILLAGE
LIFESTYLE TO CALL HOME

Nestled within the Norfolk countryside, the charming village of Holme Hale offers a peaceful rural setting steeped in local history. Centred around St Andrew's Church, part of the Benefice of Necton, the village lies just a short distance from the thriving market town of Swaffham and enjoys easy access to the surrounding countryside and nearby River Wissey.

Holme Hale benefits from a strong sense of community, with a village pavilion, playing field and regular bus connections to nearby towns including Watton, Dereham, Wymondham, Norwich and King's Lynn. The village's former railway station, once part of the line between Swaffham and Thetford, has since been thoughtfully converted into private homes, adding further character to the area.

Just a short drive away, Swaffham provides an excellent range of amenities including supermarkets such as Waitrose and Tesco, independent shops, cafés, schooling, healthcare facilities and leisure amenities, alongside its well-regarded golf club. The town's historic market place, regular Saturday market and iconic Buttercross all contribute to its traditional Norfolk charm.

Swaffham also celebrates its rich heritage through the local museum, which highlights the life and achievements of famed Egyptologist Howard Carter, best known for discovering the tomb of Tutankhamun.

Perfectly positioned for access to Cambridge, Norwich, King's Lynn and the Norfolk coastline, Holme Hale offers an appealing balance of countryside living and everyday convenience, making it particularly attractive to those seeking a quieter pace of life without feeling isolated.



Note from Sowerbys



"A beautifully finished home."



SERVICES CONNECTED

Mains water, electricity, and drainage. Heating via air source heat pump.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

To be confirmed.

TENURE

Freehold.

LOCATION

What3words: ///geese.darkens.speakers

AGENT'S NOTE

Please note some pictures have been virtually staged and/or renovated with computergenerated imagery to give an impression of how the house could look

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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