



THE STORY OF

Oak House

Ickburgh, Norfolk

SOWERBYS



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Oak House

Tithe Barn Close, Ickburgh,
Thetford, Norfolk, IP26 5JY

Stunning Detached Home Situated
on 1 Acre Plot (STMS)

Over 4,000 Sq. ft. of Versatile
Internal Living Space

Double Garage and Ample off Road
Parking, with EV Charging Point

Easy Access to Swaffham, Thetford and
Watton Market Towns, Conveniently
Located for All Access

Tastefully Updated and Immaculately
Presented Throughout

Energy Efficient Solar Panels

Beautifully Landscaped Rear Garden with
Multiple Seating and Relaxation Areas

Two Spacious Home Offices

Multiple Receptions Spaces,
Perfect for Entertaining

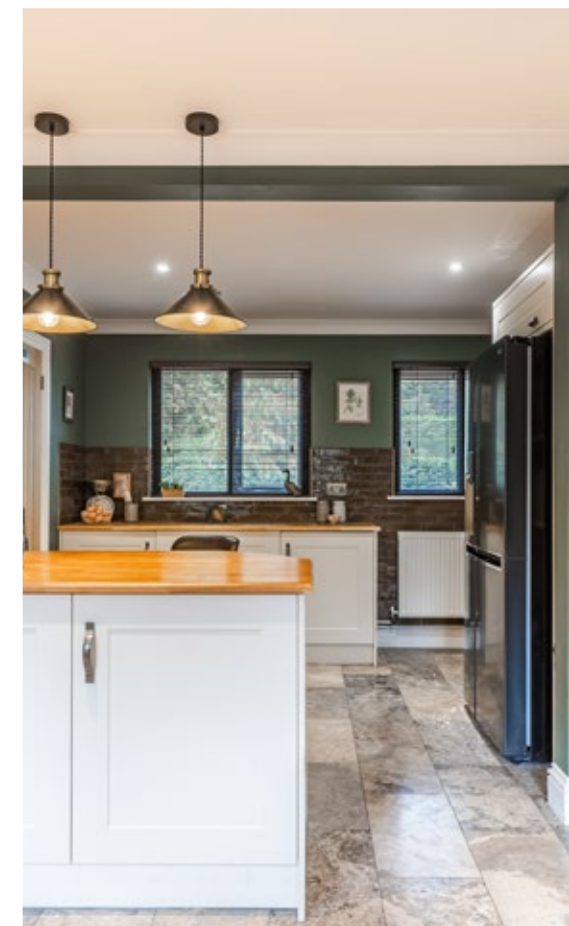
Principal Bedrooms with Walk
in Wardrobe and En-Suite

SOWERBYS WATTON OFFICE

01953 884522

watton@sowerbys.com





Oak House is an impressive four-bedroom detached home set within an approximately one-acre plot (STMS) in the Norfolk village of Ickburgh. Offering over 4,000 sq. ft. of versatile internal living space, the property combines generous accommodation with a flexible layout, making it well suited to modern family life, home working and entertaining. Tastefully updated and immaculately presented throughout, the house provides a range of reception areas, dedicated office space and well-proportioned bedrooms, together with a beautifully landscaped rear garden designed to be enjoyed throughout the year.

One of the property's key advantages is the breadth of accommodation available, with multiple reception spaces providing plenty of scope for both everyday living and larger gatherings. The kitchen forms a central part of the ground floor layout, with a practical connection to the surrounding living areas. A separate garden room provides an additional reception space, offering a pleasant setting to enjoy views of the garden and an easy connection between the house and its outdoor surroundings.

For those working from home, Oak House offers two dedicated office spaces, providing valuable flexibility for households with multiple home workers or anyone requiring separate areas for business, study or creative pursuits. Additional rooms, including a reading room and a versatile garden room, further enhance the property's adaptability.







The four bedrooms are arranged across the upper floors, including a particularly spacious principal bedroom suite. This benefits from a walk-in wardrobe and en-suite facilities, creating a practical and private retreat within the home. The remaining bedrooms offer flexibility for family members and guests, while further bathroom and shower room facilities help accommodate busy household routines.

Outside, the approximately one-acre plot (STMS) is a significant feature of the property. The beautifully landscaped rear garden offers a variety of seating and relaxation areas, providing different spaces for outdoor dining, entertaining or simply enjoying the surroundings. The grounds offer considerable scope for making the most of the outdoor space. The combination of established landscaping and multiple areas for sitting and socialising makes the garden a natural extension of the internal accommodation. The property is further complemented by a double garage and ample off-road parking, providing useful space for vehicles, storage and hobbies. This is particularly beneficial for households with several vehicles or those who require additional practical space alongside the main accommodation.

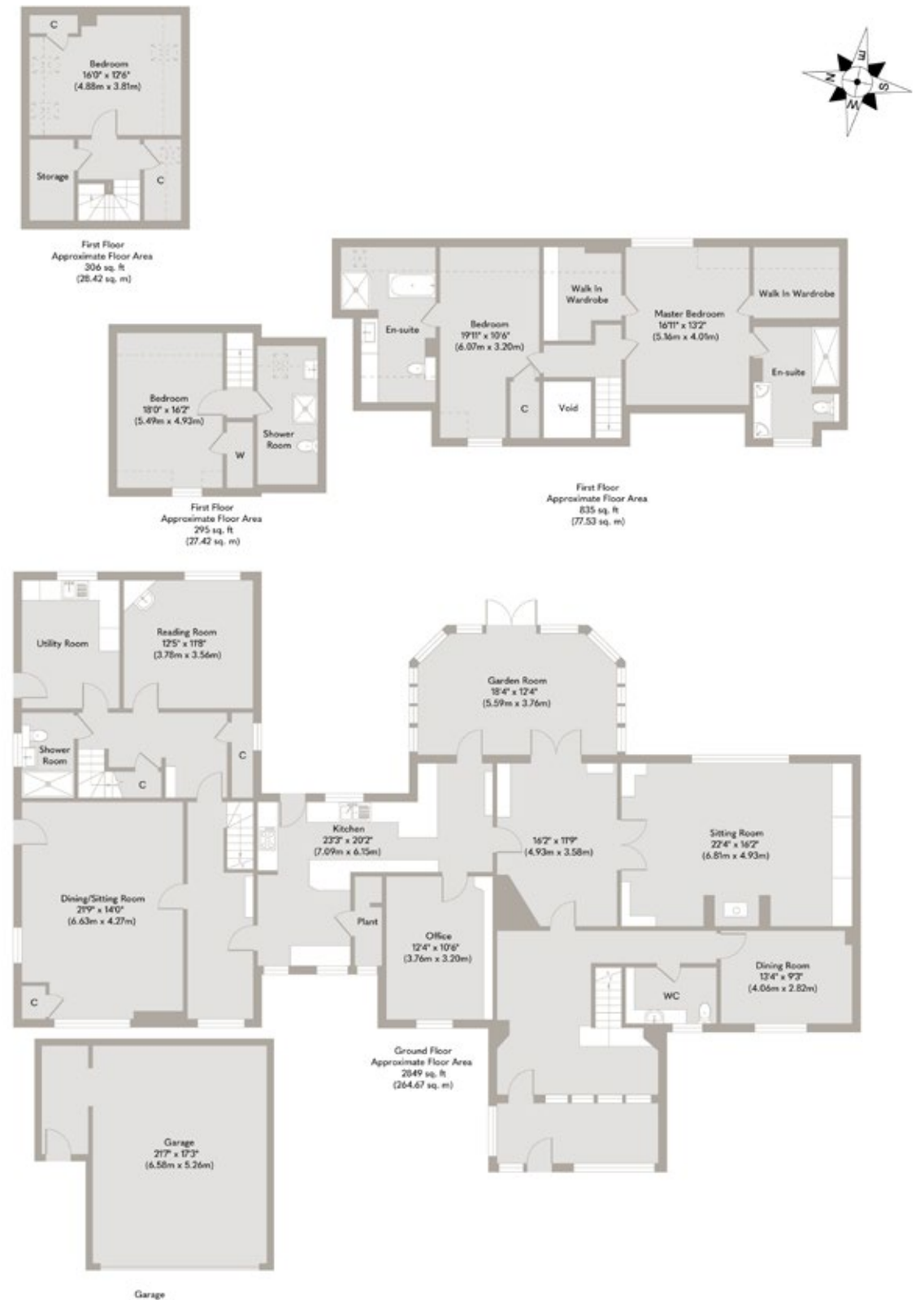
Situated in Ickburgh, Oak House enjoys a village setting while remaining conveniently placed for the market towns of Swaffham, Thetford and Watton, where a wider range of everyday amenities and services can be found. The property's accessibility to the A11 is another advantage, making it a practical choice for those commuting or travelling across Norfolk and towards the wider regional road network.

Combining substantial internal accommodation, a flexible layout, two home offices, generous grounds and excellent parking provision, Oak House represents a distinctive opportunity for buyers seeking a spacious detached home with room to adapt to a variety of lifestyles.



Every season brings a different view, and in the warmer months the house and garden seem to become one.





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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Thetford

PINING FOR OPEN SPACES?

The sought-after market town of Thetford benefits from its well connected transport links, with trains twice hourly to Norwich and London and hourly to Cambridge and Peterborough.

Its location by the A11 means Norwich is just 25 miles away by car and Bury St Edmunds just 15 miles, while the dual carriageway all the way to the A14 means Newmarket and Cambridge are an easy commute.

There is an excellent range of facilities and good schools, a twice weekly market and Thetford Forest is just minutes away which is a haven for wildlife and offers endless miles of walks, activities including Go Ape, and picnic areas. It is also a popular location for performances by international music acts.

The ancient city of Norwich has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the cobbled streets of Elm Hill, the Tudor architecture retains its character and beauty. Laced with merchant's houses, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.



Note from the Vendor



“This house has been our sanctuary, a wonderfully comfortable family home that has given us enormous happiness.



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///lower.shook.bEEP

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SOWERBYS

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in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

