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THE STORY OF

# The Drift

*Foulden, Norfolk*

SOWERBYS



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# The Drift

21a Vicarage Road, Foulden  
Norfolk, IP26 5AB

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Built in 2022 by Renowned Local  
Firm Green New Builds

Approximately 1,558 sq. ft. of Well-  
Planned Accommodation

Striking Open Plan Kitchen/Dining  
Room with Garden Access

Separate Sitting Room with Feature Wood-Burner

Four Well-Proportioned Bedrooms

Principal Bedroom with En-Suite  
Plus Family Bathroom

Dedicated Study Ideal for Home Working

Landscaped Garden Designed for  
Outdoor Living and Entertaining

Detached Garage with Driveway Parking

EPC B with Air Source Heating and  
Underfloor Heating to Ground Floor

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Set within the peaceful Norfolk village of Foulden, The Drift is a home that feels every bit as good as it looks; beautifully balanced, thoughtfully improved, and designed for the rhythm of modern family life. Built to a high specification by locally renowned family firm Green New Builds and completed in 2022, it combines modern finishes with the reassurance and character of a traditional build. Extending to approximately 1,558 sq. ft. of accommodation, plus a garage, this is a detached four-bedroom home where style and practicality sit comfortably side by side.

At its heart is a striking kitchen/dining room, a sociable and beautifully finished space with a contemporary feel, generous proportions, and a natural flow out towards the garden. It is easy to imagine long, lazy breakfasts here, busy school mornings, and evenings gathered around the table with friends. Separate from this, the sitting room offers a more relaxed mood, with the wood burner creating a warm focal point for autumn afternoons and winter evenings, while the outlook to the garden gives the room a wonderfully calm, restorative feel.

The layout has been carefully considered for the way people live now. A dedicated study provides welcome separation for home working, while the sellers have also introduced built-in storage and a pantry to enhance the sense of order, space, and ease throughout the ground floor. Upstairs, the four bedrooms are well proportioned and served by an en suite to the principal bedroom, as well as a family bathroom, with a ground-floor WC adding further convenience.





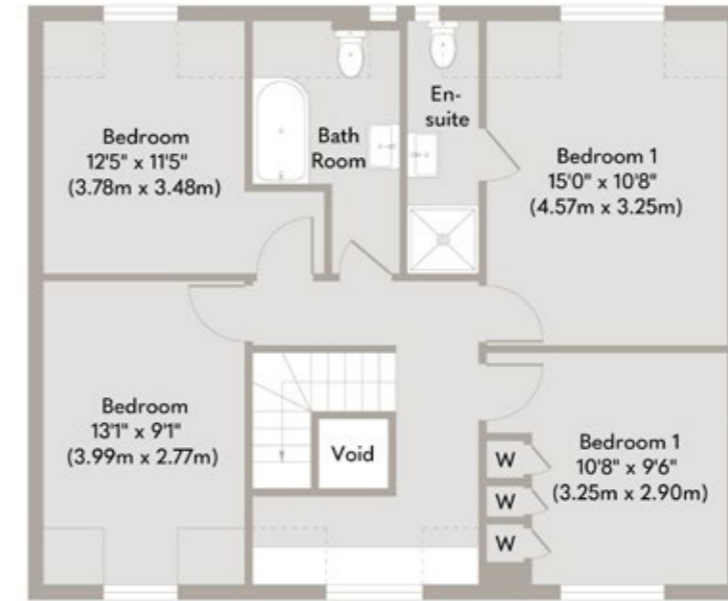
We've loved summertime entertaining and family BBQs in the outdoor kitchen space.



Outside is where this home really comes into its own. The current owners have invested significantly in creating a garden designed for outdoor living, with space for summer entertaining, family BBQs, and slow evenings under cover. It is a setting that invites you to make the most of every season, from sun-filled gatherings in the warmer months to quieter moments with a book in the hanging chair, looking out across the garden. A detached garage and driveway parking complete the picture.

Life here is not only about the house, but the lifestyle that comes with it. Quiet countryside living is balanced by a strong sense of community and excellent access to the outdoors, with village events, woodland walks, and beauty spots all close at hand. Oxburgh Hall, Lynford Arboretum, Thetford Forest, and Brandon Country Park are all within easy reach, while the North Norfolk coast, including Thornham, is close enough for a spontaneous day by the sea.

Further benefits include an EPC rating of B, air source heating, underfloor heating to the ground floor, radiators to the first floor, and the reassurance of a remaining Professional Consultants Certificate warranty



First Floor  
Approximate Floor Area  
754 sq. ft  
(70.02 sq. m)



Ground Floor  
Approximate Floor Area  
804 sq. ft  
(74.65 sq. m)

Garage



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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# Foulden

## PEACEFUL NORFOLK VILLAGE NEAR THE RIVER WISSEY

Lying near the River Wissey, Foulden enjoys a peaceful rural setting between the market towns of Swaffham and Thetford, and is perfectly placed for access to the vast woodland walks and outdoor pursuits of Thetford Forest.

Close by, the village of Northwold offers a selection of everyday amenities including a shop, pub, and sports and social club, while further facilities can be found in the nearby market town of Downham Market. Here, a mainline railway station provides direct services to London King's Cross in around 90 minutes, making it ideal for commuters, while the surrounding waterways and countryside lend themselves beautifully to walking, cycling, boating, and fishing.

The historic market town of Swaffham lies approximately 15 miles east of King's Lynn and around 30 miles from Norwich. It offers an extensive range of amenities including supermarkets such as Waitrose, Tesco and Asda, alongside independent shops, pubs, and restaurants. The town is also well served by three doctors' surgeries and a choice of primary, secondary, and higher education, as well as a variety of leisure and sporting facilities, including a highly regarded golf club. Its popular Saturday market and notable historic landmarks, including the parish church and the iconic Buttercross, add to its charm, while the local museum celebrates the area's rich heritage, including the story of Howard Carter.

Adding to the appeal, the surrounding area offers some lovely local spots to enjoy, including a charming café at Oxburgh Hall, less than five minutes away from the property, and the well-regarded The Bedingfeld Arms, also within easy reach, known for its welcoming atmosphere and quality food.



### Note from the Vendor



“Sitting with a book in the hanging chair by the wood burner, looking out across the garden, is one of life’s simplest pleasures here.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Air source heat pump with underfloor heating to ground floor and radiators to first floor.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

B. Ref:- 0340-3521-4010-2502-8435

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: ///driven.doubt.refer

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# SOWERBYS

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