



family
is
Homemade.

THE STORY OF

Brambles

Great Hockham, Norfolk

SOWERBYS



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THE STORY OF

Brambles

Vicarage Road, Great Hockham, Norfolk
IP24 1PE

Idyllic Village Setting on a Quiet Lane
Private Driveway with Generous Parking
Elegant Detached Family Home
Light-Filled Reception Rooms
Spacious Kitchen/Dining Heart of the Home
Flexible Study or Snug
Principal Suite with Garden Views
Mature, Landscaped Gardens
Peaceful Breckland Countryside Surrounds
Refined Rural Lifestyle Opportunity

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Nestled on a tranquil and picturesque lane, Brambles is a truly special family home that embodies the very essence of rural Norfolk living. Set against a backdrop of open fields and the gentle undulations of the Breckland countryside, this beautifully appointed property offers an unrivalled sense of peace, privacy and pastoral charm in a location steeped in heritage and bucolic beauty.

Approach along the private drive, and you'll immediately feel the pace of life ease. Mature hedging and well-tended gardens create a sense of seclusion, while the welcoming façade hints at the thoughtful living spaces within. Inside, the home combines generous proportions with classical character - rooms filled with natural light, high ceilings, and beautifully proportioned spaces designed for both relaxed family life and refined entertaining. Imagine long summer evenings hosted in the elegant reception rooms, the scent of blooms drifting in from the garden. A bespoke kitchen offers the heart of the home, where culinary creativity is made effortless, and a natural flow allows gatherings to spill seamlessly outdoors. Bedrooms offer tranquil retreats, each capturing peaceful views over lush lawns, established borders and adjoining paddocks.

The gardens are a true extension of the home - a private haven for alfresco dining, quiet reflection or play. Sun-dappled lawns are framed by mature planting, creating a living canvas that evolves with the seasons while preserving a timeless sense of tranquillity. Nearby footpaths beckon for countryside walks amidst rolling fields, orchards and woodland fringes, unlocking a lifestyle rooted in nature and serenity.

Brambles is perfectly placed for both countryside exploration and connections to local market towns. With historic towns, scenic woodland trails and the broader charms of East Anglia all within reach, this is a retreat, a sanctuary and a place to create lasting memories.





Ground Floor
Approximate Floor Area
1474 sq. ft
(136.92 sq. m)



First Floor
Approximate Floor Area
1090 sq. ft
(101.27 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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Great Hockham

CHARMING VILLAGE
LIFE

A picturesque village, Great Hockham has the village green at its centre. The village currently has a primary school (100 pupils) and a popular pub, The Eagle. There is a church, community hall and playing field on the outskirts of the village and there are also a number of nearby campsites. Within walking distance of the village is Thetford Forest, with its numerous walks and trails (including the Pingo Trail) and the Peddars way forms part of the village's western parish boundary. Hockham is well known for the former Breckland author Christopher Bush (1885-1973), who wrote under both his own name and the pseudonym Michael Home. His Breckland novels give an excellent insight into village life at the turn of the 19th century.

Attleborough is a market town situated within the Breckland district and is located between Norwich and Thetford. The town has a range of amenities including four schools, a town hall, shops, coffee shops, bars, restaurants, takeaway restaurants and a doctors. If you are looking for attractions nearby you will find Banham Zoo, Melsop Farm Park, Hulabalooos and Combat Paintball and every Thursday you will find the local market, which was established in the town as far back as 1226.



Note from the Vendor



“We’ve loved the picturesque village with its community feel, village events and great pub, as well as having access to the forest, and field views...”



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 2733-3030-0201-7307-6200

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: ///narrating.guards.machinery

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SOWERBYS

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