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NEW BUILD HOMES IN GREAT BIRCHAM

INTRODUCING

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NEW BUILD HOMES IN GREAT BIRCHAM

Exclusive Collection of 12 Individually Designed Homes

Idyllic Village Setting Beside the Sandringham Estate

Traditional Brick, Flint and Rendered Architecture

Landscaped Communal Open Spaces

Luxury Kitchens with Quartz Worktops
and Bosch Appliances

Elegant Bathrooms and En-Suites

Energy-Efficient Air Source Heating

Premium Craftsmanship and Luxury Finishes

Walking Distance to Village Amenities

10-Year Advantage New Build Warranty

TIMELESS DESIGN

Situated on the edge of the Sandringham Estate in the picturesque Norfolk village of Great Bircham, this exclusive collection of twelve exceptional homes exemplifies architectural elegance and outstanding craftsmanship.

Celebrating the character of the local area, each residence features a harmonious blend of traditional brick and flint with occasional render, paired with thoughtfully designed interiors tailored for contemporary living. Set within beautifully landscaped shared open space, the homes are perfectly integrated into the surrounding countryside, offering peacefulness and a true connection to nature.

Great Bircham is a charming village, with a local deli and pub within walking distance for morning coffees and memorable evenings with friends.

Whether you are a family seeking village life, a retiree in search of tranquillity or looking for the ideal holiday escape, this unique setting combines rural charm with easy access to nearby amenities and the delightful North Norfolk coast.

ROOTED IN HISTORY

Great Bircham is a characterful Norfolk village with a strong sense of identity and a welcoming community at its heart. Bircham Stores & Café provides a much-valued general store, deli and café, while the King's Head offers a relaxed setting for drinks, dining and time spent with friends. The village Social Club is another popular meeting place, supported by local volunteers and a varied calendar of activities.

One of the village's best-known landmarks is Bircham Windmill. Built in 1846 and carefully restored, the working mill retains its traditional character, alongside its bakery, tearooms and family attractions. St Mary the Virgin Church has watched over the village for centuries and remains an important part of community life, with the annual French Fair bringing residents and visitors together for food, crafts and entertainment.

The surrounding area also has a fascinating aviation heritage. Nearby RAF Bircham Newton opened in 1918 and later served as an important Coastal Command station during the Second World War. Its story is now preserved through the RAF Bircham Newton Heritage Centre, which brings together photographs, memorabilia and personal accounts connected with the former airfield.

RURAL CONVENIENCE

Great Bircham enjoys a peaceful village setting while remaining well connected to the wider region. King's Lynn railway station is approximately 12 miles away, providing direct services to Cambridge and London King's Cross, with the capital reachable in under two hours.

Norwich Airport is the nearest passenger airport, offering flights to a range of destinations alongside onward international connections. The Sandringham Estate, Burnham Market and the North Norfolk coast are also within easy reach, while King's Lynn provides a wider choice of shops, leisure facilities and everyday services.

With strong road links across West and North Norfolk, Great Bircham offers the balance of rural village life with convenient access to the coast, countryside and larger towns.

Docking
3 miles

Brancaster
7.5 miles

Fakenham
10.7 miles

Norwich
37 miles

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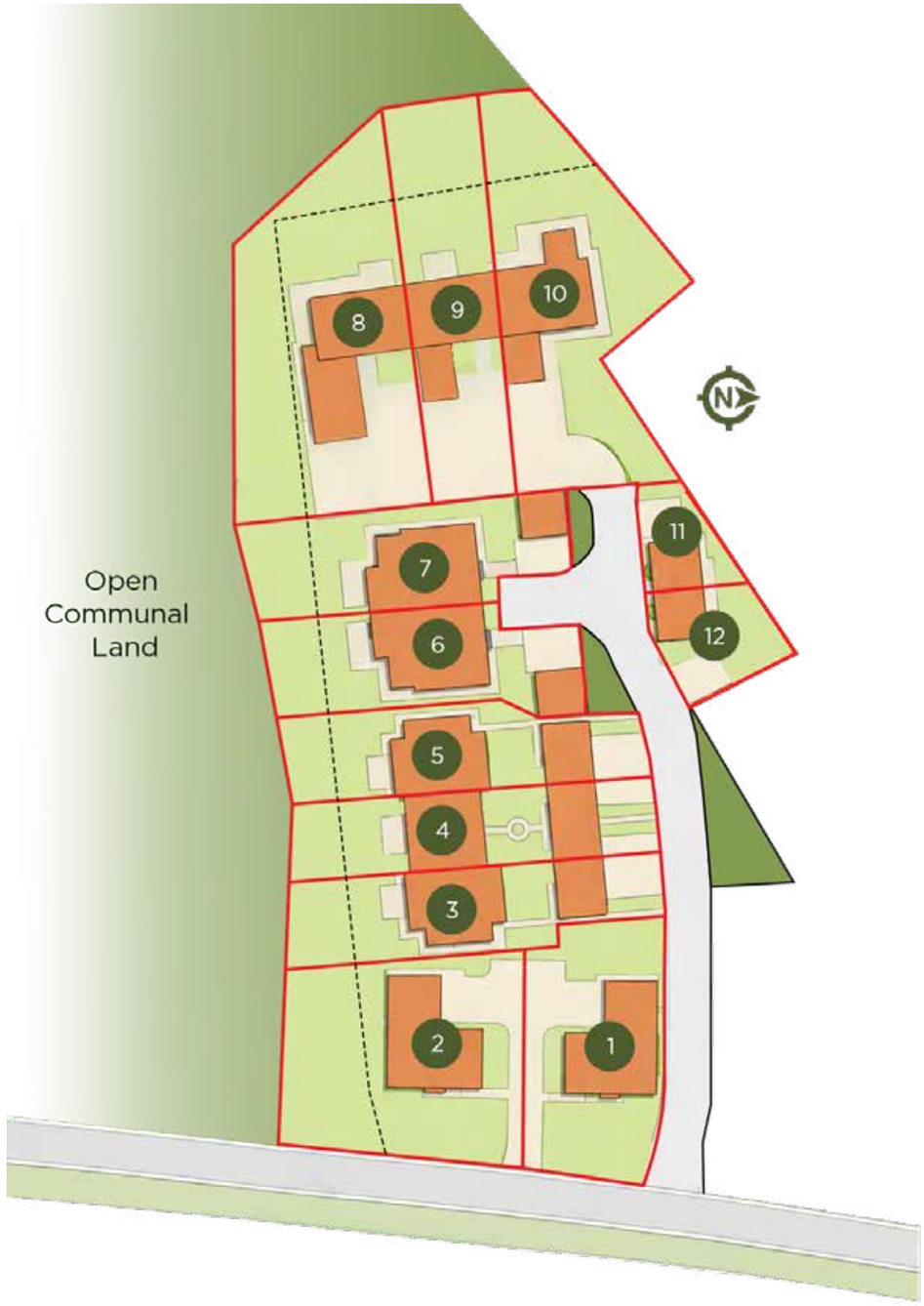
Sandringham
6 miles

Hunstanton
8.8 miles

King's Lynn
14 miles

SITE PLAN



Garden space beyond the indicative dashed line is strictly restricted to private amenity use only, no permanent structures permitted. Plot 11 - Affordable Home. Plot 12 - Starter Home.

PLOT 1
NELSON HOUSE

Detached House
185.4m² / 1,996ft²

Single Garage

3

3

• Perfectly balanced brick and flint detached house.

• Impressive first floor open plan living with Juliet balcony.

• Private study with convenient rear external access and WC.

• All bedrooms ensuited with luxury sanitaryware.

• Large kitchen area complete with Quartz central island.

GROUND FLOOR
Bedroom 1
14'5" x 11'9" (4.39m x 3.58m)
Bedroom 2
13'0" x 10'4" (3.97m x 3.15m)
Bedroom 3
10'6" x 10'4" (3.20m x 3.15m)
Study
13'4" x 9'11" (4.06m x 3.01m)
Garage
19'9" x 12'2" (6.03m x 3.70m)

FIRST FLOOR
Kitchen/Sitting Room
/Dining Room
37'1" x 23'10" (11.32m x 7.27m)

PLOT 2
WARD HOUSE

Detached House
185.4m² / 1,996ft²

Single Garage

3

3

• Stunning red brick detached house.

• Expansive first floor open plan living with twin Juliet balconies.

• Private study with convenient rear external access and WC.

• All bedrooms ensuited with beautiful Porcelanosa wall and floor tiling.

• Large kitchen area with wonderful views via Juliet baloney.

GROUND FLOOR
Bedroom 1
14'5" x 11'9" (4.39m x 3.58m)
Bedroom 2
13'0" x 10'4" (3.97m x 3.15m)
Bedroom 3
10'6" x 10'4" (3.20m x 3.15m)
Study
13'4" x 9'11" (4.06m x 3.01m)
Garage
19'9" x 12'2" (6.03m x 3.70m)

FIRST FLOOR
Kitchen/Sitting Room
/Dining Room
37'1" x 23'10" (11.32m x 7.27m)

PLOTS 3 & 5
MILL HOUSE | GRANARY HOUSE

End Terrace
198.46m² / 2,136ft²

Single Garage

4

4

• Extraordinary traditional brick and flint end of terrace house.

• Delightful rear aspect.

• All bedrooms ensuited with convenient fourth bedroom to ground floor with separate multi-use shower room.

• Principle bedroom with dressing area and Juliet balcony.

• Separate garden room.

Image and floor plan are of Plot 3. Plot 5 is handed, with the layout mirrored. Floor plans may vary.

GROUND FLOOR
Sitting Room
16'3" x 11'7" (4.96m x 3.53m)
Kitchen/Dining Room
23'6" x 15'7" (7.16m x 4.75m)
Bedroom 4
14'7" x 11'7" (4.46m x 3.53m)

FIRST FLOOR
Bedroom 1
23'6" x 15'7" (7.16m x 4.74m)
Bedroom 2
16'3" x 11'7" (4.96m x 3.53m)
Bedroom 3
16'3" x 11'7" (4.96m x 3.53m)

OUTBUILDINGS
Garden Room
21'1" x 11'1" (6.42m x 3.37m)
Garage
21'1" x 11'3" (6.42m x 3.42m)

PLOT 4
SAIL HOUSE

Mid Terrace
199.82m² / 2,150ft²

Single Garage

4

2

• Beautiful brick and flint mid-terrace house with detailed arched entrance and grand twin door entrance.

• Full width kitchen/dining space with pantry and utility room.

• Principal suite with separate dressing areas and Juliet balcony.

• Separate garden room.

• Cosy snug to the front of the house.

GROUND FLOOR
Kitchen/Dining/Sitting Area
34'4" x 14'9" (10.46m x 4.50m)
Snug
15'1" x 12'6" (4.59m x 3.80m)

FIRST FLOOR
Bedroom 1
21'6" x 14'9" (6.55m x 4.49m)
Bedroom 2
18'4" x 12'6" (5.60m x 3.80m)
Bedroom 3
12'6" x 11'5" (3.80m x 3.49m)
Bedroom 4
14'11" x 8'4" (4.54m x 2.55m)

OUTBUILDINGS
Garden Room
21'1" x 11'3" (6.42m x 3.42m)
Garage
21'1" x 11'3" (6.42m x 3.42m)

PLOTS 6 & 7
TOFTS HOUSE | NEWTON HOUSE

Semi-detached
248.76m² / 2,678ft²

Single Garage

4

5

• Classical style front faced rendered semi-detached house.

• Stylish kitchen and orangery style dining area with roof lantern.

• Pantry and utility room with convenient external side access.

• Principal suite with delightful views via Juliet balcony.

• Bi-fold doors to sitting room.

Image and floor plan are of Plot 7. Plot 6 is handed, with the layout mirrored. Floor plans may vary.

GROUND FLOOR
Sitting Room
24'5" x 17'11" (7.45m x 5.45m)
Dining Room
13'7" x 10'3" (4.14m x 3.13m)
Kitchen
15'9" x 12'2" (4.81m x 3.70m)
Study
11'11" x 11'9" (3.62m x 3.59m)

FIRST FLOOR
Bedroom 1
17'11" x 15'11" (5.45m x 4.85m
Bedroom 2
15'11" x 11'9" (4.84m x 3.59m
Bedroom 3
15'9" x 10'0" (4.81m x 3.05m)
Bedroom 4
11'11" x 11'9" (3.62m x 3.59m)

OUTBUILDING
Garage
19'7" x 17'4" (5.97m x 5.29m)

PLOT 8
BLENHEIM HOUSE

End Terrace
208.17m² / 2,241ft²

Double Garage

4

3

• End of terrace house set within an exceptional barn-style brick and flint street scene.

• Flexible fourth bedroom to ground floor.

• Separate utility and pantry.

• Rear and side Juliet balconies with delightful views.

• Principal suite with dressing area.

GROUND FLOOR
Kitchen/Dining/Sitting Room
32'1" x 17'9" (9.77m x 5.42m)
Bedroom 4
11'9" x 10'6" (3.58m x 3.21m)
Snug
13'10" x 12'6" (4.21m x 3.81m)
Double Garage
20'0" x 18'10" (6.09m x 5.74m)

FIRST FLOOR
Bedroom 1
13'0" x 12'10" (3.97m x 3.91m)
Dressing Room
13'0" x 5'3" (3.97m x 1.60m)
Bedroom 2
14'8" x 12'6" (4.48m x 3.81m
Bedroom 3
13'10" x 12'6" (4.21m x 3.81m)

PLOT 9
HORATIA HOUSE

Mid Terrace
194.52m² / 2,094ft²

Single Garage

3

2

- Mid terrace brick and flint barn-style house.
- Impressive full-width kitchen with twin double doors opening onto the garden.
- Large office space with twin Juliet balconies
- Juliet balconies to rear with pretty views.
- Separate snug and utility room.

GROUND FLOOR
Kitchen/Dining/Sitting Room
34'10" x 12'6" (10.61m x 3.81m)
Snug
12'6" x 12'5" (3.81m x 3.79m)
Garage
26'2" x 12'5" (7.97m x 3.78m)

FIRST FLOOR
Bedroom 1
14'6" x 13'9" (4.42m x 4.19m)
Bedroom 2
12'6" x 12'5" (3.82m x 3.79m)
Bedroom 3
12'5" x 11'3" (3.80m x 3.43m)
Work From Home
26'2" x 12'5" (7.97m x 3.78m)

PLOT 10
STOFTSTAN HOUSE

End Terrace
220.23m² / 2,370ft²

Single Garage

4

3

- End of terrace house set within an attractive barn-style brick and flint street scene.
- Flexible fourth bedroom to ground floor complete with patio doors.
- Large office space with twin Juliet balconies.
- Principal suite with Juliet balcony.
- Private snug to rear of the house

GROUND FLOOR
Kitchen/Dining/Sitting Room
37'6" x 12'6" (11.43m x 3.81m)
Snug
14'0" x 11'8" (4.26m x 3.56m)
Bedroom 4
12'6" x 11'6" (3.82m x 3.50m)
Garage
26'2" x 12'5" (7.97m x 3.78m)

FIRST FLOOR
Bedroom 1
13'6" x 11'2" (4.22m x 3.41m)
Bedroom 2
15'10" x 12'6" (4.83m x 3.82m)
Bedroom 3
13'0" x 12'5" (3.96m x 3.80m)
Work From Home
23'2" x 12'5" (7.07m x 3.78m)

SPECIFICATION AND FEATURES

Oakridge combines traditional Norfolk architecture with contemporary finishes, high-quality craftsmanship, energy-efficient technology, premium fixtures and practical features for modern living.

EXTERNAL FINISHES & CONSTRUCTION

- Traditional masonry construction incorporating handmade red facing brick, flint detailing and rendered elevations.
- Sandtoft Shire Rustic pantile roof coverings.
- Hardwood double glazed windows and external doors by Arden with argon-filled glazing.
- Timber fascia boards, soffits and timber shiplap cladding.
- Lindab Rainline black metal rainwater goods.
- Permeable block paved driveways with tarmac estate road.
- Sandstone patios and pathways.
- Landscaped gardens with turf to front and rear.
- Close-board fencing between properties with post and rail fencing to appropriate rear boundaries.
- External up and down wall lighting typically mounted adjacent to external doors.
- Outside tap and external power socket provided.

INTERNAL FINISHES

- Luxury engineered light wood herringbone flooring to entrance hall, living areas, kitchen and utility.
- Light wood staircase.
- Light bronze door furniture.
- Stylish light wood vertical panel internal doors.
- Chrome electrical sockets and faceplates throughout.
- Ogee-profile skirting boards and architraves.
- Luxury carpets to bedrooms and first floor landing.*

KITCHENS & UTILITY ROOMS

- Beautifully finished kitchen cabinetry.*
- 30mm White Marble Quartz worktops with matching quartz upstands and hob splashback.
- Franke Maris Polar White sink.
- Quooker Pro3 Fusion Round boiling water tap in brass.
- Franke Eiger brushed brass tap to utility room.
- Hendel & Hendel Greenwich brass cup and knob handles.
- Bosch integrated appliances including, built-in ovens, induction or venting hob (plot dependent), extractor hood, dishwasher and 70/30 or larder split fridge freezers (plot dependent).

BATHROOMS, EN-SUITES & CLOAKROOMS

- Burlington Riviera WCs.
- Burlington Chalfont wash basins.
- Burlington Bateau baths.
- Crosswater Belgravia taps and bath fittings.
- Crosswater traditional shower fittings.
- Burlington Classique shower enclosures.
- Chrome heated towel rails.
- Porcelanosa Persia wall and floor tiling.
- Porcelanosa Liston Hannover feature wall tiling.
- Illuminated Knightsbridge mirrors.
- Shaver sockets provided.

GENERAL

- Mains electricity and water.
- Shared sewage treatment plant
- Fibre broadband and telephone.
- Mains-powered smoke alarm system.
- 7.4kW smart electric vehicle charging point to every property.
- Samsung Air Source Heat Pump.
- Underfloor heating throughout the ground floor.
- Radiators to first floor.
- Open communal land to the south is restricted strictly to amenity use for residents only permitted by the Crown. As per indicative site plan, garden spaces beyond the indicative dashed line are strictly restricted to private amenity use only, no permanent structures permitted. Please enquire to view restricted land plan.
- 10 year Advantage new build warranty
- Central heating and appliances guaranteed.
- EPC Predicted: B
- Residents' management company will be formed on the last sale completion. Watsons are the current managing agents in place. Estimated annual service charge £391.66 PA (including wider communal amenity land). Please enquire for break down of charges.
- A reservation form is required to secure a plot with a £5,000 reservation deposit.
- Tenure: Freehold

AGENT'S NOTE

- Plot 8 has a right of access across, Plot 9 & 10 private drives and Plot 9 has rights of access across Plot 10 to gain access to their properties. Main access road is the responsibility of the management company. Plot 1 & 2 private drive share access.
- Specifications are subject to change without notice.
- CGI images have been provided by Strand Homes and are for illustrative purposes only and may not reflect the final appearance, specification or finishes.

*Options available subject to build stage. NB: Fitted wardrobes are an optional extra.

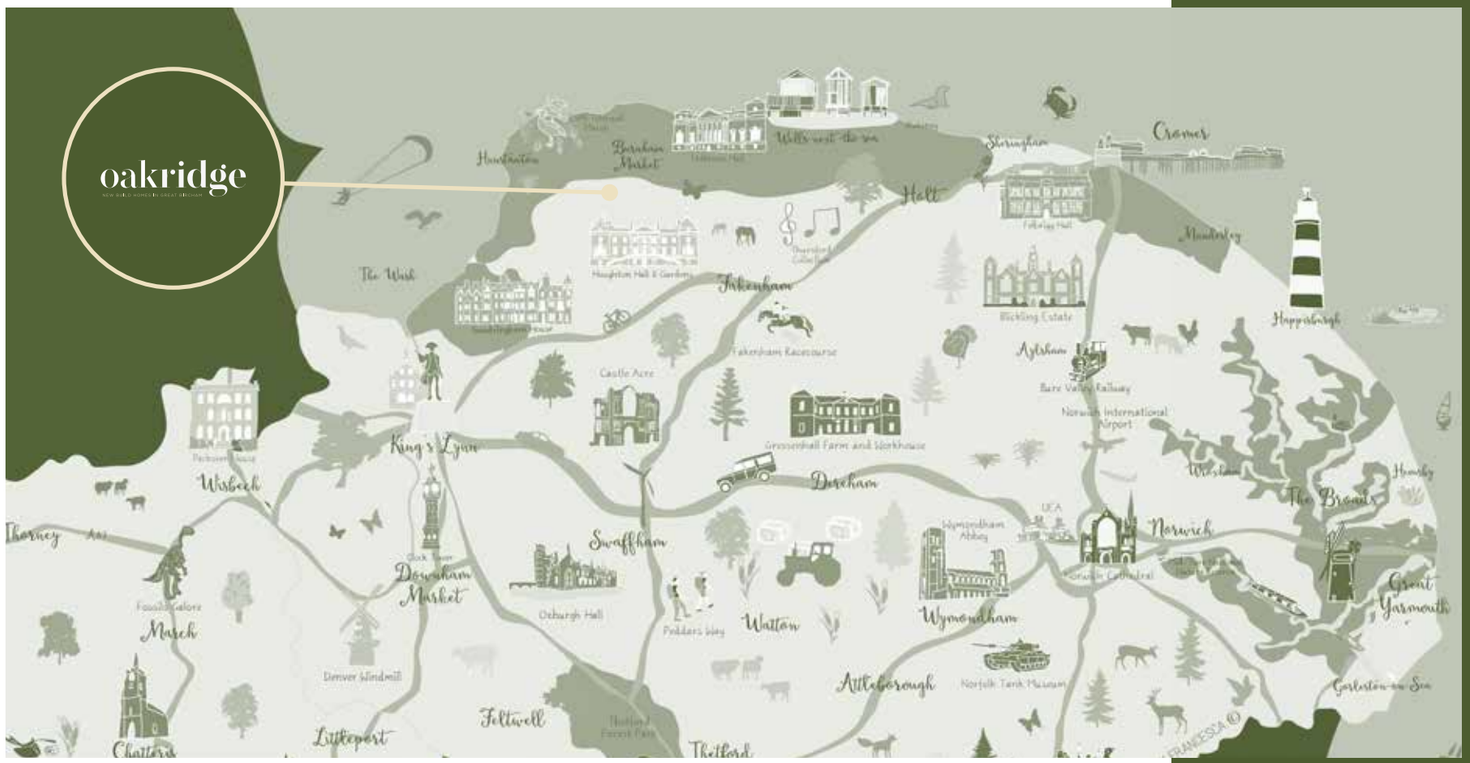
PROVEN EXPERTISE

Strand Homes brings together extensive experience in development, construction & project management, supported by a practical understanding of what is needed to keep a build running smoothly from start to finish.

The business was originally established as Strand Development Limited, providing quantity surveying, estimating & project management consultancy services. After several years of supporting clients with their own developments, the company naturally expanded into full construction services.

This background gives Strand Homes a thorough understanding of both the planning behind each project & the detail required on site. With experience across groundworks, domestic, commercial, demolition & housebuilding sectors, the team has established a strong reputation across East Anglia for quality, adaptability & a clear, client-focused approach.

STRAND HOMES



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NEW BUILD HOMES IN GREAT BIRCHAM

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What3words: ///stables.sprinkler.shams

For all enquiries, contact

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Land & New Homes Specialists

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Floor plans and internal area measurements are taken from architects' drawings and have not been verified against the completed properties. Garaging is excluded from total floor plan measurements.

Specifications are subject to change without notice.

The predicted EPC rating of B is based on the design-stage SAP assessment and is subject to confirmation on completion.

Purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the information provided, the condition of the property and its potential. No person in this firm's employment has authority to make or give any representation or warranty in respect of the property.

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HOMES