



**Little Ox, Stoke Ferry Road, Oxborough, PE33 9PS**

**welcome to**

## **Little Ox, Stoke Ferry Road, Oxborough**

A very well presented 4 bedroom detached home, located in an idyllic, non-estate position in the semi-rural village of Oxborough and fronting onto Oxburgh Hall. Offering spacious and versatile accommodation with 2 ground floor bedrooms, 3 en suites, family shower room & much more.



## **Accommodation:**

Part glazed entrance door with fixed side panels

### **Entrance Hall**

Staircase rising to the first floor landing with under-stairs storage, tiled flooring, inset ceiling spotlights, doors opening to the lounge, dining room, bedroom 3, ground floor shower room and open-plan kitchen.

### **Lounge**

Engineered oak wood flooring, television point, dual aspect UPVC double glazed windows to the front and side aspect.

### **Kitchen**

Stunning kitchen with a comprehensive range of wall and floor mounted fitted Shaker style kitchen units with work surfaces over, inset butler style sink with flexi-hose mixer tap, integrated double electric oven and ceramic hob, space for an American style fridge-freezer, integrated dishwasher, inset ceiling spotlights, tiled flooring, breakfast bar, UPVC double glazed window and UPVC bi-folding doors opening door opening to the garden.

### **Dining Room**

Engineered oak wood flooring, UPVC double glazed window to the front aspect.

### **Ground Floor Shower Room**

Suite comprising close coupled w.c, vanity hand wash basin, double shower cubicle with inset tiling and mains connected shower, fully tiled walls and flooring, heated towel rail, mirrored bathroom cabinet, inset ceiling spotlights and extractor fan.

### **Bedroom 2**

Two vertical radiators, wood flooring, UPVC double glazed window to the front and two UPVC double glazed roof windows, door opening to:

### **En Suite Shower Room**

Suite comprising close coupled w.c, vanity hand wash basin with storage under, shower cubicle with inset shower boarding and mains connected shower,

heated towel rail, tiled flooring, inset ceiling spotlights, UPVC double glazed window to the rear.

### **Bedroom 3**

Engineered oak wood flooring, UPVC double glazed patio doors opening to rear aspect.

### **En Suite Shower Room**

Suite comprising low level w.c with pull chain flush, hand wash basin with storage under, double shower cubicle with mains connected rainfall style shower, heated towel rail, tiled flooring, fitted wall mirror, inset ceiling spotlights, extractor fan.

### **First Floor Landing**

Currently utilised as office space, the landing comprises of hard flooring, power sockets, double glazed roof window, doors opening to the remaining bedrooms.

### **Bedroom 1**

(Sloping ceilings) Radiator, television point, hard flooring, three double glazed roof windows overlooking the front aspect, door opening to:

### **En Suite Shower Room**

Contemporary bathroom suite comprising close coupled w.c, vanity hand wash basin with storage under, free standing bath with feature mixer tap, tiled flooring, heated towel rail, wall lighting, extractor fan.

### **Bedroom 4**

(Sloping ceilings) Door to walk-in eves storage, radiator, hard flooring, double glazed roof window overlooking the rear aspect.

### **Outside**

The property is fronts onto Oxburgh Hall approached an wrought iron gate with a dwarf brick wall front boundary. A large gravelled driveway provides ample off-road parking and leads to the front entrance door, A small lawn area to the side along with some shrubs and trees.

The rear garden, which is a particular feature of this property, has been beautifully landscaped, being laid mainly to lawn with paved patio seating area along with a further decked seating area, well-stocked borders with a fine selection of plants and flowers, interspersed with ornamental trees, a feature pond sits at the bottom of the garden along side the vegetable garden, external lighting, oil tank, storage sheds and a greenhouse complete the rear.

### **Location**

Oxborough is pleasant conservation village within Norfolk, situated approximately 7 miles from the bustling market town of Swaffham and approximately 9 miles from Downham Market, where there is a direct railway line to London King's Cross. Oxborough is famous because of its Church, Saint John the Evangelist and Oxborough Hall, which is the ancestral home of the Bedingfield family, now being owned by the National Trust and open to the general public. There is also the highly-regarded Bedingfield Arms, a coaching Inn since 1783, serving a range of local ales and quality food, which overlooks the village green.

Further amenities can be found within nearby Swaffham, which boasts many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. Within the town there are schooling facilities for all ages and sport and leisure facilities. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants.

### **Council Tax Band**

This property is Council Tax band D.

Please note that once a sale takes place, the Council Tax banding will be reviewed and may be subject to change.



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welcome to

## Little Ox, Stoke Ferry Road, Oxborough

- Stunning versatile detached property in non estate historic village location
- 4 Bedroom detached Chalet style bungalow
- Presented in fabulous condition throughout
- En-suite facilities to three of the bedrooms and ground floor shower room
- Stunning kitchen with breakfast bar and bi-fold doors opening to the garden

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£550,000**



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### directions to this property:

Leave Swaffham town centre via Cley Road and continue through the village of Cockley Cley. This road merges onto Swaffham Road and continues through to the village of Oxborough. As you enter this historic village continue towards Oxburgh Hall and the property will be found on the right hand side, opposite Oxburgh Hall.



Please note the marker reflects the postcode not the actual property



Property Ref:  
SFM110851 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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