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Drayton House

THE STORY OF

Drayton House

Sheringham, Norfolk

SOWERBYS



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Drayton House

19 Alexandra Road, Sheringham,
Norfolk, NR26 8HU

Handsome Bay-Fronted Period Townhouse

Over 2,400 Sq Ft of Beautifully
Presented Accommodation

Five Generously Proportioned Bedrooms

Family Bathroom and Luxurious Fitted Wet Room

Elegant, Stylish and Immaculately
Maintained Throughout

Formal Sitting Room with Wood-Burning
Stove Within Original Fireplace

Second Principal Reception Used
as Family/Dining Room

Bespoke In-Frame Shaker Kitchen with
Quartz Worktops and High-End Appliances

Landscaped Gardens with Covered
Terrace and Bespoke Garden Bar

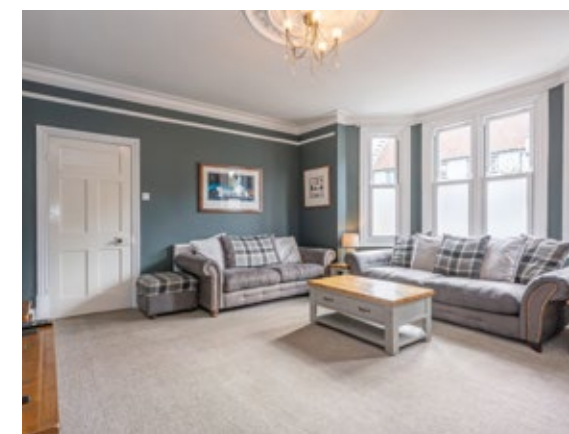
Two Private Parking Spaces, Close
to Town, Station and Beach

SOWERBYS HOLT OFFICE

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A beautifully presented bay-fronted period home in one of Sheringham's most desirable roads. An elegant and exceptionally well-presented period home, perfectly placed for enjoying the very best of coastal North Norfolk. Set within a discreet and peaceful residential setting, this handsome bay-fronted townhouse combines beautiful original architecture with sophisticated, stylish interiors and superb spaces designed for both family life and entertaining.

Immaculately maintained throughout, the property has been thoughtfully and sympathetically enhanced, creating a home that feels effortlessly elegant while remaining warm, comfortable and wonderfully inviting. Original stained glass, cast fireplaces, ornate ceiling roses, intricate cornicing, an arched opening to the reception hall and a charming second rear staircase provide a wonderful sense of history, while the refined interior design and contemporary specification bring a distinctly luxurious feel. From the moment you step through the original stained-glass entrance, there is an immediate sense of character and quality. The impressive reception hall, with its original tiled floor and elegant staircase, sets the tone for the beautifully proportioned rooms beyond.

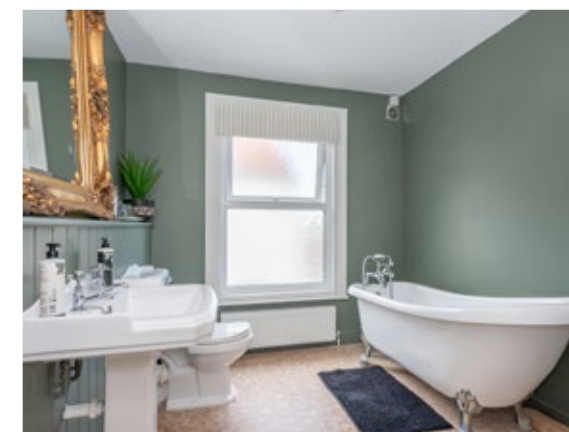
The sitting room is a particularly inviting retreat, centred around the original fireplace surround which now houses a luxurious wood-burning stove. The generous bay window floods the room with natural light, while the period detailing creates an atmospheric setting for cosy evenings gathered around the fire. The Dining/Family Room is equally impressive and wonderfully versatile, providing an elegant setting. An ornate fireplace forms a natural focal point, complemented by bespoke hand-built fireside cabinetry, while glazed doors open towards the garden, allowing the room to flow naturally into the outside space.

At the heart of the home is the superb open-plan kitchen/diner, created with modern family life and entertaining very much in mind. Beautiful solid oak flooring flows throughout, creating a warm and cohesive feel, while the generous proportions allow distinct areas for cooking, dining and relaxing. The kitchen is both beautifully designed and exceptionally practical, with in-frame Shaker-style cabinetry, solid Quartz worktops and a suite of high-end appliances. A generous breakfast bar provides the perfect place for informal meals and morning coffee, while the kitchen's considered design makes it equally suited to everyday family life or entertaining on a larger scale.



Effortlessly elegant
while remaining warm,
comfortable and
wonderfully inviting.





Beyond the kitchen you'll find a guest cloakroom and utility room along with a very practical storeroom and access to the rear parking spaces.

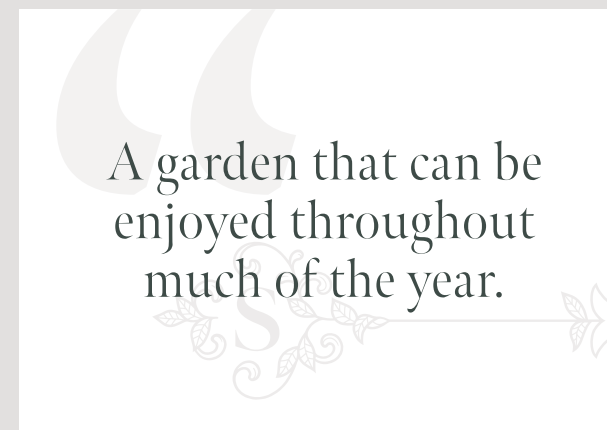
The first floor provides four beautifully proportioned bedrooms, with the principal rooms retaining their original fireplaces and period detailing. The family bathroom and separate wet room are both well appointed, providing practical facilities for busy family life while complementing the quality and character found throughout the rest of the home. There is a wonderful sense of space throughout, with the accommodation offering flexibility for family, guests, home working or simply creating peaceful private retreats.

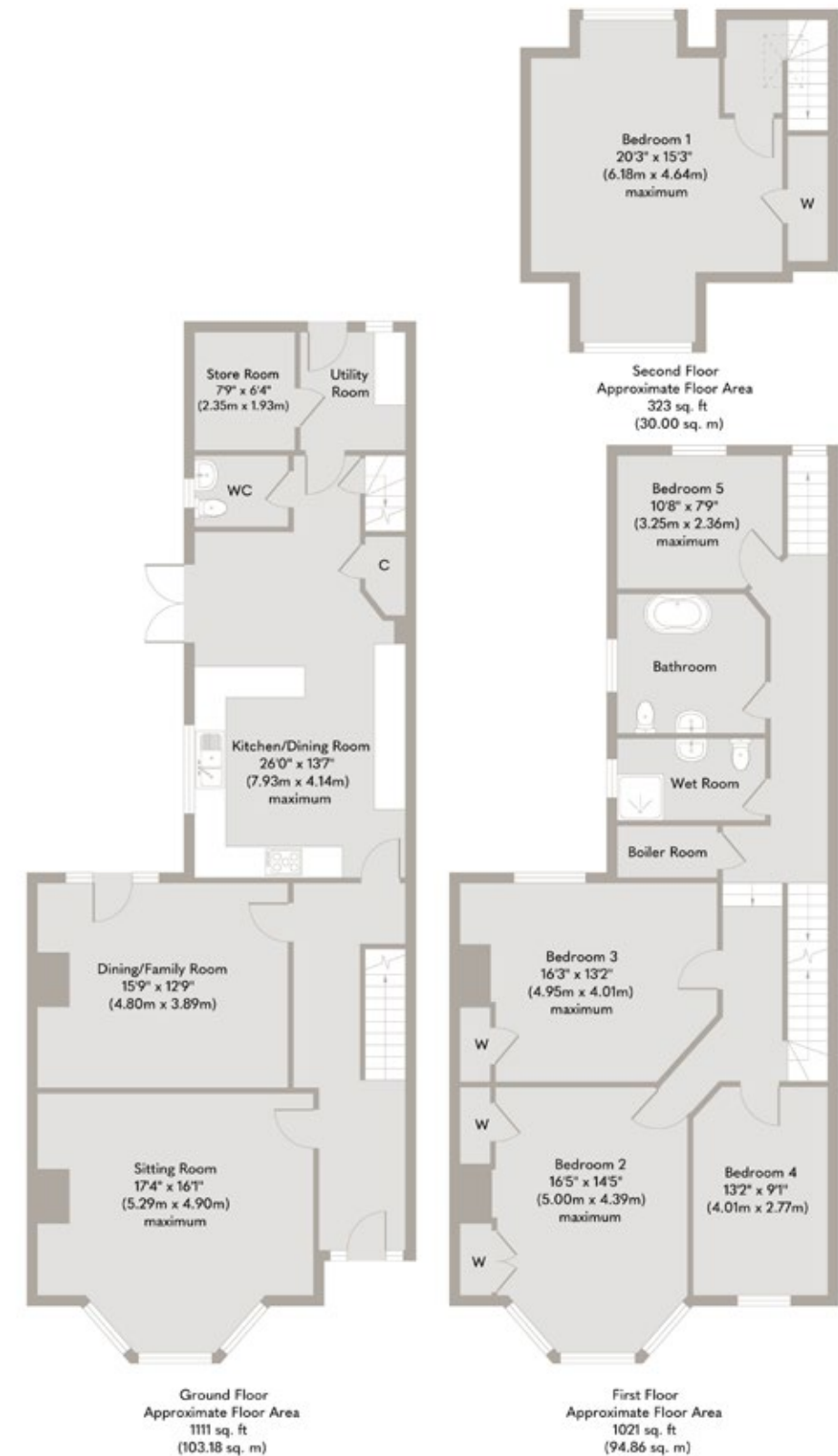
The second floor is home to the principal bedroom suite, an impressive double-aspect room enjoying an abundance of natural light from windows to both the front and rear along with distant sea views over the town. A walk-in wardrobe provides practical and discreet storage space.

The gardens have been thoughtfully designed to complement the elegance of the house and provide a series of beautifully considered spaces for enjoying outdoor life. To the front, beautifully constructed boundary walls and railings create an attractive and timeless approach, complemented by limestone and granite sett paving. Well-stocked beds and borders bring colour, texture and seasonal interest, creating a charming first impression.

The rear garden is a particularly appealing extension of the living space, designed for relaxed summer days and entertaining well into the evening. A limestone and granite sett patio provides a superb setting for outdoor dining and lounging, while the bespoke-built garden bar creates a wonderful focal point for entertaining. The covered terrace provides an inviting place to sit whatever the weather, making this a garden that can be enjoyed throughout much of the year.

Two private parking spaces are conveniently positioned to the rear of the house and accessed from the service road, an especially valuable feature given the property's central coastal setting. Conveniently positioned just a short stroll from Sheringham's vibrant and eclectic town centre, railway station and beautiful sandy beach, the property enjoys the rare combination of being wonderfully connected while retaining a discreet and peaceful residential setting.





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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Sheringham

ALL ABOARD TO THE SUBLIME
SEASIDE

Sheringham, a traditional seaside town, blends history with vibrant community life. Established around 900 AD by a Viking warlord, it evolved into a bustling farming and fishing town. The arrival of the railway in the 19th century transformed Sheringham, fostering a mix of architectural styles that still charm today.

The town boasts a thriving high street with independent shops and tourist spots. Nearby, the North Norfolk Railway offers nostalgic steam and diesel train rides to Holt. Down at the Blue Flag beach, visitors enjoy stone-skimming and coastal views.

Sheringham's heritage shines at The Mo museum, featuring retired lifeboats and insights into the Sheringham Shoal Offshore Wind Farm. The Sheringham Little Theatre, a local gem, hosts renowned actors and vibrant seasonal shows, while The Hub offers a cozy community café atmosphere.

The town celebrates its Viking roots with annual themed events, including a Crab and Lobster Festival with Cromer and a lively August carnival. Nature lovers can escape to Beeston Bump for stunning coastal panoramas or explore Repton Walk in Sheringham Park for sweeping countryside views.

Sheringham is not just a town but a vibrant community nestled between sea and countryside, offering a perfect blend of heritage, nature, and coastal charm.



Note from Sowerbys



“Perfectly placed
for enjoying
the very best of
coastal North
Norfolk.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

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: ///writing.timer.stuff

AGENT'S NOTE

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SOWERBYS

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