



THE STORY OF

# Oxburgh House

*Swanton Novers, Norfolk*

**SOWERBYS**



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# Oxburgh House

St. Giles Road, Swanton Novers, Norfolk  
NR24 2RB

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Detached Brick and Flint Family Home

Peaceful Rural Village Setting on  
a Quiet No-Through Road

Generous Private Plot with Field  
Views to Front and Rear

Spacious Dual-Aspect Sitting  
Room with Log Burner

Sociable Kitchen Breakfast Room  
Plus Formal Dining Room

Four Well-Proportioned Double Bedrooms

Two Bathrooms Including En-Suite  
to the Principal Bedroom

Bright and Airy Accommodation with  
Large Windows Throughout

Integral Garage with Utility Space  
and Downstairs WC

Ample Parking, Useful Outbuildings  
and Landscaped Garden Potential

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**SOWERBYS HOLT OFFICE**  
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Set back from the road, this attractive brick and flint property offers spacious, light-filled accommodation perfectly suited to modern family living.

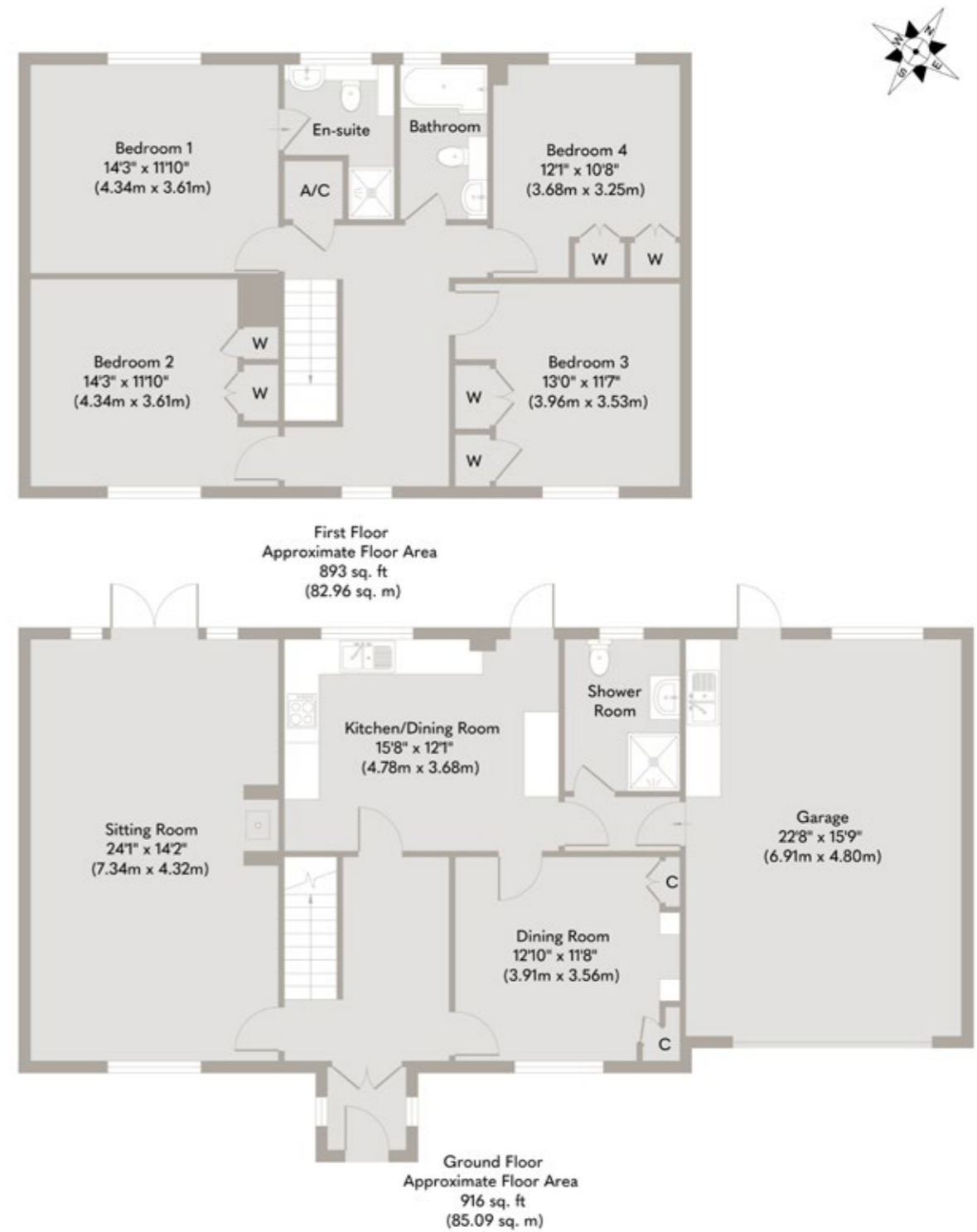
The welcoming interior is defined by its well-proportioned rooms and large windows, creating a wonderfully bright and airy feel throughout. The dual-aspect sitting room is a superb family space, complete with a charming log burner, while the sociable kitchen breakfast room provides the heart of the home and is complemented by a separate formal dining room ideal for entertaining. Additional ground floor accommodation includes a downstairs WC and an integral garage with useful utility space.

Upstairs, the property offers four generous double bedrooms and two bathrooms, including an en-suite to the principal bedroom, making it an ideal long-term family home.

Outside, the property enjoys ample parking to the front and side, together with a private garden offering excellent scope for further landscaping and enhancement by the next owners. A selection of useful outbuildings provide ideal garden and outdoor storage.

Combining peaceful village living with spacious and versatile accommodation, Oxburgh House presents a wonderful opportunity to acquire a substantial family home in an attractive rural 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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# Swanton Novers

PICTURESQUE VILLAGE LIFE  
NEAR HOLT

An enviable location in North Norfolk, Swanton Novers is a picturesque and attractive small village in a secluded area, just to the west of Melton Constable and about six miles south of the Georgian market town of Holt.

There's a village hall, a church, holiday accommodation for beautiful retreats and the village is also surrounded by meadows and woodlands.

A strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative which waves the flag for the independent shops that add vibrancy to the Georgian town centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

The town and its surrounding yards house a collection of chic boutiques and luxe lifestyle stores to explore and fill your home and wardrobe with beautiful things – linger and choose your favourite locally made fragrance at Norfolk Natural Living.

If you are looking for the perfect spot to enjoy country life, Holt is one of Norfolk's finest market towns with easy reach to the coast and city and if this sounds like your kind of place, let us help you to find your next property.

The cathedral city of Norwich is just 24 miles distant from Swanton Novers. From Norwich, there are direct trains to London Liverpool Street and Norwich Airport is a convenient worldwide gateway via Schiphol Airport.



## Note from Sowerbys



“A light-filled home in an attractive rural setting, surrounded by open countryside charm.”



### SERVICES CONNECTED

Mains water and electricity. Drainage via sewerage treatment plant. Oil 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: ///provider.royal.minimums

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# SOWERBYS

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