



Rectory House
Watton Road | Little Melton | Norfolk | NR9 3LH

GEORGIAN SPLENDOUR



“This stunning Georgian residence has been extended and improved over the years, with a comprehensive programme of investment over the last year or so, creating a magnificent and unusual family home. It has generous gardens, a tennis court and swimming pool and a lovely rural feel, yet it’s only a five-minute drive from the university and hospital, so it’s incredibly accessible.”



KEY FEATURES

- An Outstanding Period Residence situated on the Outskirts of the Village of Little Melton
- Six Bedrooms including Stunning Principal Bedroom Suite with Extensive Walk-In Wardrobe and En-Suite
- Five Receptions; Three Further Bathrooms/Shower Rooms
- Kitchen with Separate Breakfast Room, Utility and Cellar
- Character includes Curved Façade, Sash Windows, Fireplaces, Ornate Cornicing, Archways and Ceiling Roses
- Outbuilding provides Potential for a Self-Contained Annexe, currently housing Gym, Utility Room, Pool Filter Room, Shower and Sauna
- Superb Indoor Swimming Pool with Pool House Entertaining Area
- Landscaped Gardens of 2.8 acres (stms) include a Tennis Court, Pond & Water Features
- Extensive Garaging; Large Driveways
- The Accommodation extends to 8,087 sq.ft
- Energy Rating: C

This is the dream! A beautiful Georgian home with a very handsome frontage, grand proportions and elegant features, which also has a comfortable and relaxing feel. The lifestyle on offer here is an enviable one, close to the city but with open fields all around. A wonderful place in which to raise a family – a home that's as welcoming as it is stylish and well set for the future.

Something Very Special

The property dates back to 1827 and while it's been altered and extended over the years, the gorgeous proportions and character features remain, and the integrity of the home has been preserved. Features include sash windows, wooden and tiled floors and more. The unique character comes from the curved facade and this has been reflected in the arched windows of the swimming pool. The current owners have made extensive improvements to the property and have continued to upgrade it during their time here, extending and replacing the kitchen, upgrading the heating, fitting bespoke windows and doors, putting in a Klargester waste treatment plant, replacing the old plant room with state-of-the-art new equipment now sited in the cellar, replacing the principal en-suite, recarpeting and redecorating throughout and more. They have also purchased extra land which now creates around an acre of formal gardens. The property originally came with 1.8 acres but now boasts an impressive plot of 2.8 acres (stms). As well as creating a new driveway and four-car garaging. Intending this to be their forever home, no expense has been spared and the results speak for themselves. Their heating costs have reduced by a massive 75% and their energy rating has increased to a C, which is incredibly rare in a period property of this kind. Here you have a very unusual gem – the splendid grace of the Georgian era and the refined elegance that makes properties of this period so popular, with modern comforts and conveniences that make this a home that's well set for the future.





KEY FEATURES

Beautiful And Versatile

You enter through a grand porch with decorative columns to find yourself in an attractive curved reception hall. A bright, south-facing reception room sits each side of the hall. One has a door to the breakfast kitchen, which is also open to the garden on the east (perfect for sunny breakfasts and morning coffee) and to the central hallway. The large drawing room has a wonderful, curved bay window framing views over the garden, plus a beautiful fireplace, with the stunning sitting room beyond filled with light, thanks to the dual aspect and doors to the garden. These two rooms have two sets of double doors between them, so you can open them into one spacious entertaining area that's perfect for parties. To the rear of the ground floor is the pool and an additional entertaining area. With a sauna, changing rooms, a shower room, utility room and gym, as well as a separate cloakroom just inside the house, you can close this part of the house off if desired or open it up and invite your friends and family over. This makes it very safe for families with younger children, and because the pool is such a good size, those with teens will no doubt find this is a very popular place for them to hang out with all their friends!

A Luxurious Feel

The principal suite definitely demands a mention here – the dressing room alone is bigger than most bedrooms, while the curved bay and dual aspect frame a lovely outlook. There's also a stylish bathroom, recently refitted by the current owners. There are two further en-suite bedrooms, so even with a houseful of teenagers, you won't suffer long queues when you're getting ready in the morning. The other three bedrooms, one a charming curved room, share the family bathroom with a bath and separate shower. Altogether, this is a property that has room for people to gather, the space to comfortably accommodate a large family and the ability to adapt effortlessly to your changing needs over the years.

The Best Balance

The swimming pool is a big draw, but there's much more to the entertaining and leisure facilities at this impressive abode. There's a full-size tennis court and generous formal gardens screened by mature trees. A keen gardener will be in their element here and it's a garden that's fun for kids too, with plenty to explore and room to play. From sunny spots to shaded seating, there's so much to enjoy. Fire up the barbecue and invite your friends over for a pool party or tennis tournament in the summer or get growing your own in the large greenhouse. Deer, birds of prey and more can be seen in the surrounding farmland, as well as all the usual birds within the garden. The large pond attracts plenty of wildlife – it's been recently restored by the owners and a bridge added, which looks lovely and makes the area more usable. It feels wonderfully rural here, so you might be surprised by just how close you are to the city. A few minutes in the car and you're on the A47 or A11, doing the weekly shop at Waitrose, or dropping your kids at one of the city's excellent schools. If you want access to the very best of Norwich, but you prefer country life, you won't find better than this.













































INFORMATION



On The Doorstep

Little Melton is a small village set to the south side of Norwich offering excellent access to both the A11 and the A47. There is also good access to the Norfolk and Norwich Hospital, Sainsburys and Tesco Supermarkets. The village itself has a thriving shop satisfying most needs, a highly regarded school and public house. Hethersett has shops, two pubs, three schools, a church, doctors and dentists. From Little Melton and Hethersett there is easy access to the nearby market town of Wymondham with trains to Cambridge and London. Local schools include Hethersett High School, Hethersett Old Hall, Wymondham High and Wymondham College.

How Far Is It To?

Little Melton is just 6 miles from the centre of the city with its main line rail link to London Liverpool Street and an International Airport. It also has great access to the County's road network, being close to the A47 with its links to Kings Lynn and onwards to Lincolnshire, The Broads and the East Coast. The A11 of course gives great access to Newmarket (45 miles), Cambridge (65 miles) and onwards to London.

Directions

Leave Norwich on the B1108 Watton Road, continue over the A47 southern bypass for a further 0.5 miles where Rectory House can be found on the right hand side.

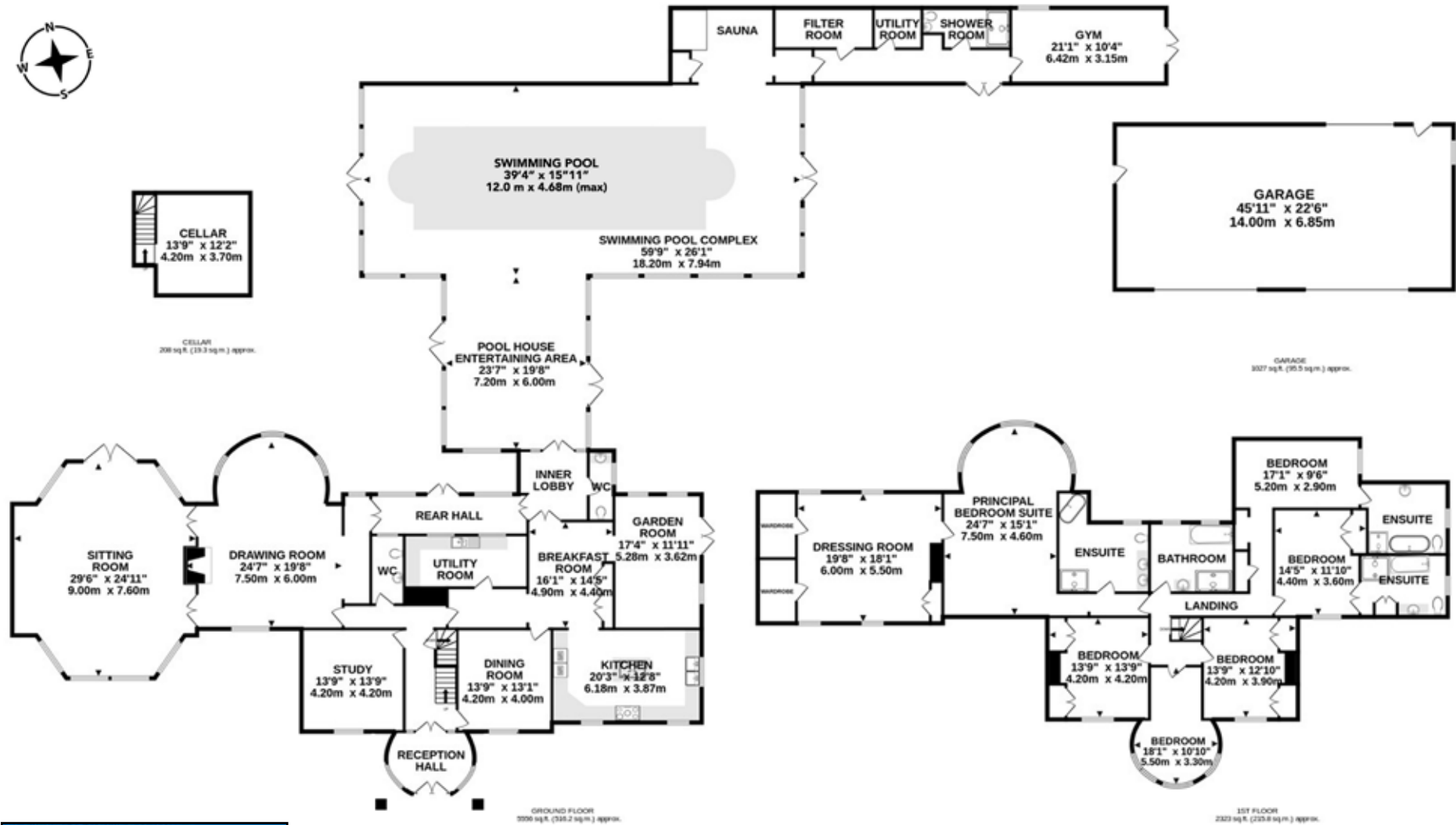
Services, District Council and Tenure

Oil Central Heating, Mains Water, Drainage via Water Treatment Plant
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Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
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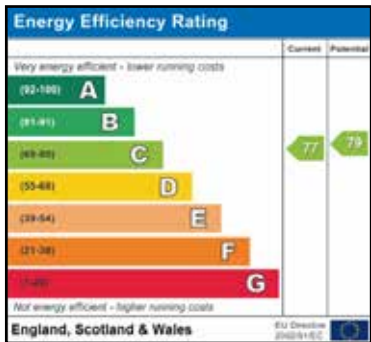
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FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 8087 sq.ft. (751.3 sq.m.) approx.
 TOTAL FLOOR AREA : 9114 sq.ft. (846.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
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For a free valuation, contact the numbers listed on the brochure.





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