



Wayside, The Street, Shotesham All Saints, Norfolk

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

Wayside, The Street, Shotesham All Saints, Norfolk NR15 1YL

A beautifully presented family home with a large garden, annexe and workshop, in a highly sought-after location

A11 6.6 miles, Norwich station 7 miles (London Liverpool St 100 mins), Norwich Airport 11.1 miles

Ground floor: Entrance hall | Drawing room
Kitchen / breakfast room | Dining room | Family shower room | Study | Boiler room

First floor: Principal bedroom with en suite shower room | Three further double bedrooms
Family bathroom

Annexe: Kitchen / Living room | Bedroom
Shower room

Outside: Off street parking | Carport
Workshop/studio | Garden

In all about 0.5 acres. EPC - C

The property

Wayside is an attractive property that presents light-filled, flexible accommodation arranged over two floors. It has seen an extensive scheme of bespoke renovations and refurbishments and blends the best of its retained character features with luxury contemporary touches.

The bright reception hall with its turned stairway opens to the multi-aspect 26 ft. drawing room, with its casement windows, charming brick-built fireplace and log-burning stove. Adjacent, the heavily beamed kitchen/breakfast room with its cool natural stone flooring enjoys a fine fireplace, with double doors opening to the south facing terrace, a useful utility alongside and a range of in-keeping wall and base cabinetry with a contrasting central wood-

topped island and a range stove. The space flows into the dual-aspect dining room, and a peaceful neighbouring home office with a wall of storage cabinets. Completing the floor is a modern shower room.

The spacious first floor landing with its built-in storage branches off onto a generous family bathroom with exposed beamwork, a freestanding oval bathtub and a separate walk-in shower, along with four well-proportioned bedrooms benefitting from pleasing elevated aspects. The larger principal suite also enjoys the use of a contemporary en suite shower room and large integrated wardrobes.

Outside

The home is approached via a large gravelled driveway, enclosed via a handsome red-brick wall beside which is the carport and 32 ft. triple skylit workshop. The annexe offers flexible ancillary accommodation, with a modern open-plan kitchen and living space opening to a sunny private terrace, a tranquil bedroom and a sleek shower room. The main home enjoys a sunken paved patio to the southerly aspect followed by an expansive formal level lawn surrounded by mature trees and interspersed with a variety of herbaceous hedging and flint wall borders.

Location

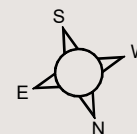
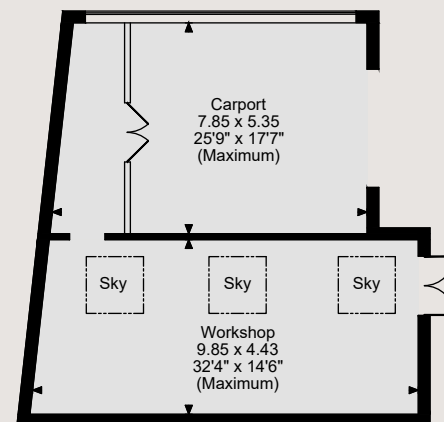
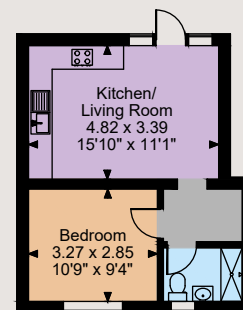
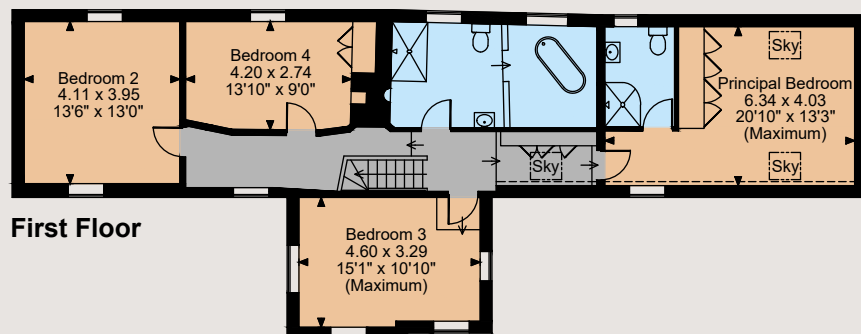
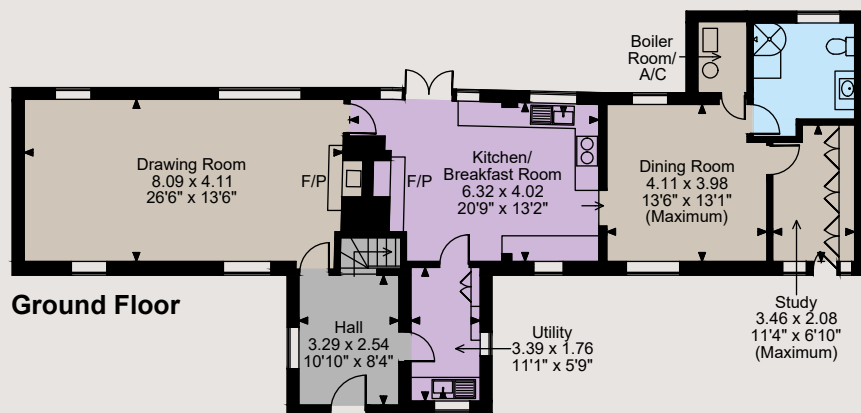
The property is located within a Conservation Area in historic Shotesham, which offers abundant walks and bridleways, along with a popular public house. Stoke Holy Cross, 2 miles, has a number of amenities including primary school and a shop with post office, excellent eateries including The Wildebeest, which is an award winning public house with restaurant and Michelin rated Stoke Mill restaurant. The attractive city of Norwich offers notable schools and numerous recreational and cultural interests. The station in Norwich provides frequent links to London Liverpool Street, whilst the A11 offers connections to the M11 and further afield.





Floorplans

House internal area 2,239 sq ft (208 sq m)
Carport and Workshop internal area 917 sq ft (85 sq m)
Annexe internal area 355 sq ft (33 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions

From Strutt and Parker's Norwich office head south proceeding onto Stoke Road / Norwich Road which takes you into Stoke Holy Cross, then fork left at the church, which brings you in to Shotesham. Following The Street through Shotesham, Wayside is on the right hand side a little past the church.

General

Local Authority: South Norfolk Council

Services: Mains electricity and water. Drainage via septic tank. Ground source heat pump and underfloor heating throughout. Solar PV is fitted to the property.

Council Tax: Band C

Fixtures and Fittings: Unless specifically mentioned in these particulars, all fixtures and fittings are excluded from the sale of the freehold interest.

Some items such as carpets, curtains, light fittings etc., may be available by separate negotiation if required.

Tenure: Freehold

Guide Price: £765,000

Norwich

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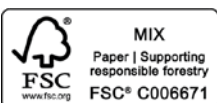
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