



Roudham, Norwich, Norfolk

GuidePrice : £1,060,000



acorus®

**ROUDHAM
NORWICH
NORFOLK
NR16**

An impressive detached bespoke dwelling with spacious living accommodation offering six bedrooms and various reception rooms set in a good sized plot in the quiet village of Roudham with outbuilding and tennis court.

THIS PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION (Please refer to this section in the details for further information).

FOR SALE BY PRIVATE TREATY
Freehold with vacant possession on completion

Guide Price : £1,060,000

(Ref: C371)

These particulars give only a general outline and your attention is drawn to the important notice printed within them.





INTRODUCTION

This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

SITUATION/LOCATION

The property is located in the quiet small village of Roudham within easy access to the A11 and located approximately 7 miles north east of the market town of Thetford, and close to the villages of Larling, East Harling and Bridgham.

Nearby is the Brettenham Heath Nature Reserve and Thetford Forest Park providing a variety of outdoor leisure pursuits including a nearby Paintball Site. Local interest within Roudham itself is the remnants/ruins of the former Roudham Junction Railway Station and Parish Church. An independent whiskey distillery is nearby which offers tours.

Thetford provides a variety of services and amenities including primary and secondary schools and a train station with direct services to Norwich, Cambridge and London.

DESCRIPTION

An impressive detached dwelling with spacious living accommodation built in the 1990s to a high specification and updated to a similar specification in 2018 set in a good sized plot with outbuilding, mature gardens and tennis court.

The property comprises six bedrooms, two en-suite bathrooms, family bathroom, several reception rooms, two offices and workshop space.

An excellent example of a well constructed family home with views over open countryside.

ACCOMMODATION

Ground Floor

With bespoke hardwood single glazed windows throughout, the accommodation comprises:

Substantial porch with front door leading to a large entrance hall.

Cloakroom with W/C and wash hand basin.

Store room

Lounge

8m x 4.5m

Open Fire, door to rear terrace area and French doors to side garden.

Dining Hall with galleried landing above.

8.7m x 4.5m

Log Burner and French doors to rear terrace.

Kitchen/Dining Room

9.3m x 4.6m

High specification modern fitted kitchen with space for double fridge, butler sink, fitted single oven with hob and space for range oven, kitchen island and bifold doors leading to rear terrace.

Snug

3.9m x 4.6m

Second Hallway to the rear elevation with door to rear garden and door to front and side elevation open porchway.

Cloakroom with W/C and wash hand basin.

Utility Room

2.9m x 2.9m

Open Porchway

Boiler Room

Door to front elevation.

Office

4.8m x 4.5m plus store room.

First Floor

Split stairway with feature floor to ceiling glazing to front elevation.

Spacious Galleried Landing.

Master Bedroom

7.1m x 4.6m

Built-in wardrobes.

En-suite Bathroom

Bath, W/C and twin wash hand basins.

Bedroom 2

4.4m x 4.5m

Built-in storage cupboard.

Bedroom 3

3.1m x 4.4m

Bedroom 4

4.5m x 3.3m

Bedroom 5

4m x 4.4m

En-suite Bathroom/Family Bathroom

Bath, W/C and shower cubicle.

This bathroom can be closed off to Bedroom 5 and serve as a Family Bathroom.

Main Family Bathroom

Bath, W/C, wash hand basin and walk-in shower.

Hallway leading to:

Bedroom 6 (Twin Room)

7.6m x 4m

Attic Room

8.1m x 4.6m

OUTSIDE

Large grounds with mature gardens and patio areas including walled garden area and ample parking.

Tennis court.



ACCESS AND RIGHTS OF WAY

Access to the property is off Roudham Road. We are not aware of any rights of way affecting the property.

OUTBUILDING

The outbuilding comprises:

Double car port

Lobby area leading to:

Office

6.3m x 5.5m

With utility area including a sink unit.

Cloakroom with W/C and wash hand basin.

Store Room

3.2m x 3.2m

Open fronted storage area.

Workshop

3.2m x 5.5m

Door to rear garden.

EASEMENTS AND WAYLEAVES

We are not aware of any easements or wayleaves affecting the property.

AGRICULTURAL OCCUPANCY CONDITION

Planning permission was granted for the dwelling in 1989 with reserved matters agreed in March 1990.

These permissions were both subject to an agricultural occupancy condition which was subsequently updated in February 2018.

The updated condition states:

'The occupation of the dwelling hereby permitted shall be limited to a person solely or mainly working or last working, in the locality in agriculture, as defined in Section 336 of the Town and Country Planning Act 1990 (as amended), or in forestry, or a widow or widower of such a person, and to any resident dependents.'

UPLIFT CLAUSE

The property will be sold subject to an uplift clause entitling the vendors to a share of any increase in value following any future removal of the agricultural occupancy condition.

SERVICES (not tested)

The property is provided with mains water and electricity.

The drainage is private.

Central heating is provided by Liquid Petroleum Gas.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

Strictly by appointment with the selling agent Acorus.

ENERGY PERFORMANCE:

RdSAP Rating: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	47 E	
21-38	F		
1-20	G		

LOCAL AUTHORITY

Breckland Council
www.breckland.gov.uk
01362 656 870

Council Tax Band G.

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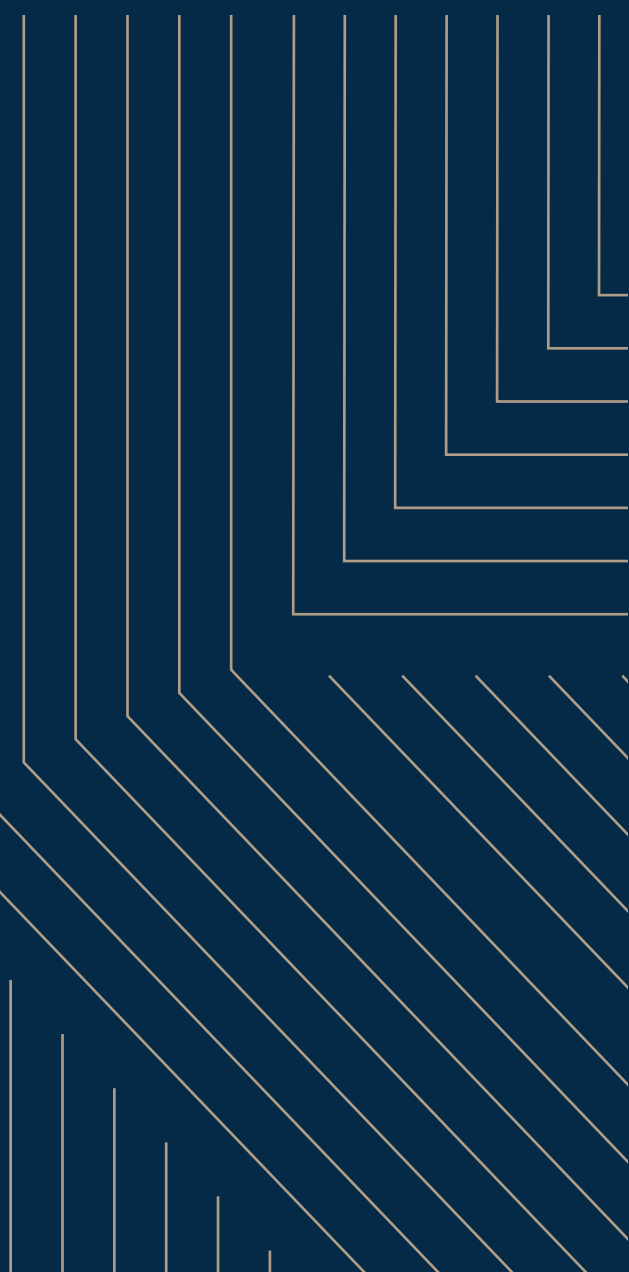
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