

## A substantial Victorian country house set in mature gardens and grounds



### **The Grange, Deopham**

Norfolk

Norwich 15 miles, Wymondham 4 miles, Hingham 2 ½ miles (All mileages are approximate)

7 bedrooms, 4 reception rooms Workshop, store, coach house providing garaging and stabling. Mature gardens and grounds in all 5.418 acres (est)

**Guide price £600,000 (Freehold)**

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**SITUATION**

The Grange is situated in an unspoilt rural position on the edge of the small village of Deopham. The picturesque town of Wymondham, famous for its Abbey, is about 4 miles and has excellent shopping, banking and transport facilities as well as the highest concentration of medieval buildings in Norfolk. There is a regular train service to Norwich and Cambridge. The small town of Hingham is about 2 ½ miles and has good everyday shopping facilities, including a post office and primary school. There is also a village school at Morley (2 miles).

Norwich, the cathedral city and regional centre of East Anglia lies about 13 miles to the north.

**DESCRIPTION**

The Grange is a substantial Victorian family house, formerly the vicarage, and constructed principally of red brick under a slate roof in 1851 with later alterations and additions in 1878. The house was sold by the church in 1971. The Grange retains attractive period features including open fireplaces, panelled doors, fine sash windows, some shuttered, and large well proportioned rooms, typical of the period. Since 1986 the current owners have carried out substantial improvements including overhaul of much of the roof, extensive redecoration, enlarging the drawing room to create a superb 30' room and the creation of a new kitchen.

The house is set in mature and extensive gardens and grounds containing many magnificent mature trees and providing great privacy and seclusion.

**GARDENS AND GROUNDS**

The house is approached by a long curving gravel drive from the north-east bordered by mature trees, including horse chestnut and sycamore under planted with holly and Portuguese laurel. The drive finishes in a large gravelled turning and parking area situated to the front and east of the house.

The gardens are an attractive feature of the property and are arranged as follows.

To the south there is a paved terrace and this overlooks an area of lawned garden and formal rose garden enclosed by box hedging. A post and rail fence divides the garden from the meadow/paddock which is well hedged and treed along the boundaries and contains a timber clad animal shelter and adjoining feed/tack room. To the north and west of the house there is a large expanse of formal lawned garden with a further paved terrace adjoining the house. There are many magnificent and specimen trees including beech, robinia, several acacia, acer, oak, cedar, lime and weeping willow. There are also mature shrubberies of Portuguese laurel and yew. Camellias have also been planted and are thriving in the natural woodland.

To the north there is a further area of meadow/rough grass, well treed and hedged along the boundaries, with a vista from beneath a magnificent beech tree through a hedge towards the house.

To the east of the house lies another area of lawned garden again with a variety of mature shrubs and trees including walnut and the Coach House/garaging is situated here (please refer to the floor plan).

To the north-east there is an area of orchard with mature fruit trees. The whole area in all extends to 5.418 acres (est).

**SERVICES**

Mains water, electricity, drainage to septic tank, oil fired central heating.

**LOCAL AUTHORITY**

South Norfolk District Council  
The postcode for this property is NR18 9DR

**FIXTURES AND FITTINGS**

All fixtures and fittings including fitted carpets and curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

**ACCOMMODATION**

Entrance hall, drawing room, sitting room, dining room, library, well fitted kitchen/breakfast room, utility room, cloakroom, cellar. 7 bedrooms, large family bathroom, separate shower room.

Workshop, store, coach house providing garaging and stabling.

Mature gardens and grounds in all 5.418 acres (est)

**DIRECTIONS**

Leave Norwich city centre on A11 Newmarket Road travelling as far as Wymondham and turn off the A11 Wymondham bypass signposted Dereham and Wymondham on the B1135. At the roundabout on the edge of the town by the Waitrose supermarket and Norfolk Constabulary offices, turn left signposted to the town centre. At the traffic lights turn right, signposted town centre and town green and then bear almost immediately left, again signposted town centre and town green. Proceed through the town centre passing the Market Cross and turn left at the War Memorial into Vicar Street. Proceed out of the town passing the Abbey on the left. Follow this small road for about 3½ miles and on entering Deopham the drive to The Grange will be found on the left-hand side opposite Church Road.

**GENERAL INFORMATION****VIEWING**

Strictly by appointment with FPDSavills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

**IMPORTANT NOTICE**

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1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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