



20 High Green, Brooke, Norfolk

For the finer things in property.





## 20 High Green Brooke, Norfolk NR15 1HR

A charming Georgian family house in need of modernisation set within generous gardens and situated in the highly desirable village of Brooke

Norwich station 7.7 miles (London Liverpool St 100 mins), A11 10.5 miles, Norwich Airport 17.9 miles

Entrance Hall | Drawing room | Dining room  
Rear Entrance Hall | Kitchen | Utility room  
Sitting room | WC

First floor: Principal bedroom | Bedroom 2  
Three further bedrooms | Two Family bathrooms  
Study

Outside: Private drive with off street parking  
Garage | Shed | Wood stores

In all about 0.56 of an acre

EPC Rating F

### The property

20 High Green is a handsome brick-built detached residence offering a range of unique and charming accommodation with an abundance of character and period features including sash windows, timber beams, original doors and feature fireplaces. It provides a wealth of potential for further refurbishment and benefits from a delightful and generous private garden.

The smart entranceway opens to the central hallway with a stairway to the first-floor level. From here, the dual-aspect front-facing family room and adjacent formal dining room with a door to the lush garden are accessed. Further is a cloakroom, whilst the accommodation flows into the traditional galley kitchen with its cool floor of antique pammets, variety of cabinetry and pleasing garden aspects. There is ample

space for informal dining, with a rear hallway, stairway and an additional cloakroom alongside. A useful utility room sits beside the elegant 21ft sitting room with its feature fireplace, which leads naturally to the sunny terrace and features a further stairway to the first floor.

Arranged across the first floor are five versatile and attractive bedroom spaces with elevated views and a peaceful study with an array of bespoke shelving, well-served by a family bathroom and a further shower room.

### Agents Note

The vendors inform us there is fibre broadband connected to the property.

### Outside

The home resides in an enviable position benefitting from a sizeable, set-back private plot with a sweeping enclosed gravelled driveway alongside the home giving access to the handy detached garage with shed and wood stores. There is a myriad of mature trees surrounding, with a wilded shady section, willow trees and wisteria adorning the cheery exterior. The fine garden comprises large expanses of neat level formal lawn and established shrub borders and a trio of well-placed sun terraces offering an opportunity to enjoy the sun at all times of the day.

### Location

The property is situated in the scenic village of Brooke with a range of facilities including a well-regarded primary school just 300 metres away, village stores, a garage and two pubs. Nearby Poringland has many more amenities including a supermarket and doctors' surgery. Norwich is only seven miles away offering notable schools, and numerous recreational and cultural opportunities. The station in Norwich offers a frequent, fast service to London Liverpool Street, while the A11 offers connections to the M11 and further afield.

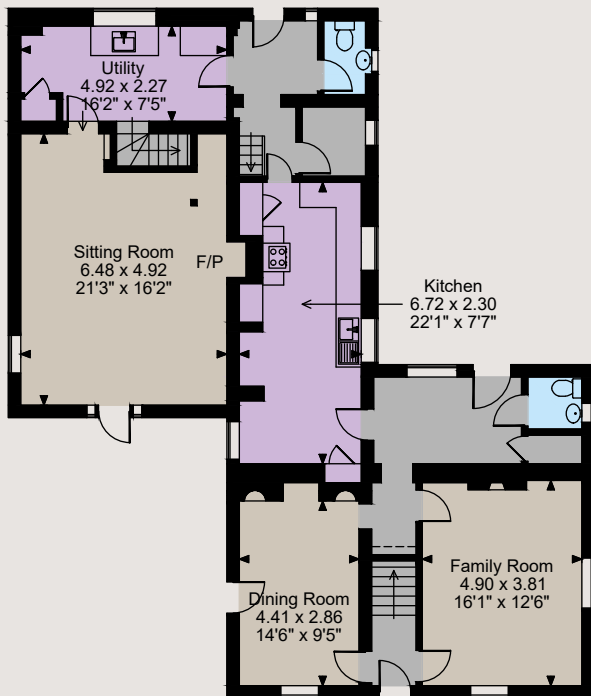




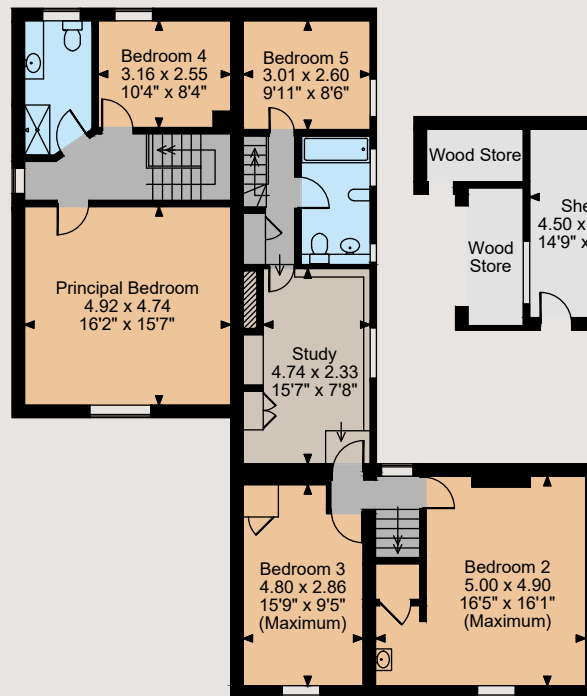




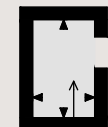
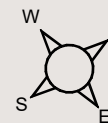
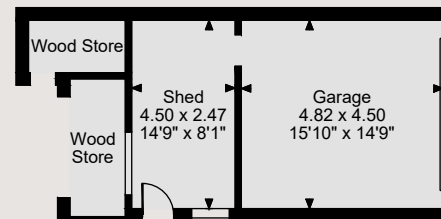
Floorplans  
 House internal area 2,734 sq ft (254 sq m)  
 Garage internal area 233 sq ft (22 sq m)  
 Shed and Stores internal area 244 sq ft (23 sq m)  
 For identification purposes only.



Ground Floor



First Floor



Wood Store 2.34 x 1.48  
7'8" x 4'10"

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, following the A147 and A146 for 1.5 miles before taking the right at Bungay Road and following signs to the B1322 for just over 5 miles. In Brooke, after passing the garage, turn right onto High Green and after four hundred metres the property will be on your right.

## General

**Local Authority:** South Norfolk Council  
**Services:** Mains electricity, water and drainage. Oil-fired central heating.

**Council Tax:** Band G

**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.

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

**Tenure:** Freehold

**Guide Price:** £750,000

## Norwich

4 Upper King Street, Norwich, Norfolk NR3 1HA

**01603 617431**

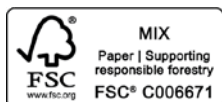
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