

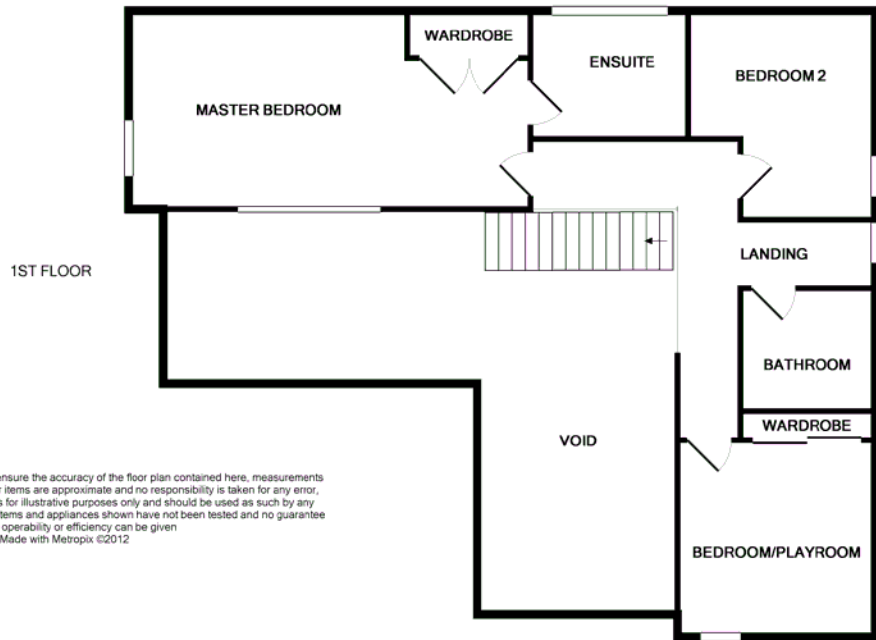
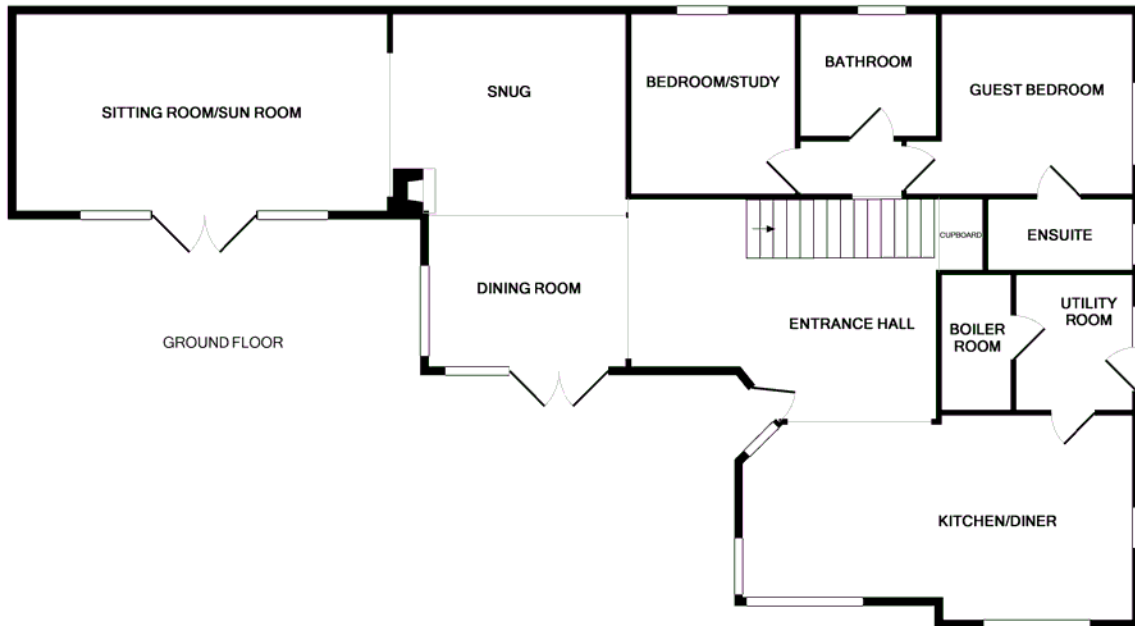


## ORCHARD HOUSE

*A substantial five bedroom house located in a private plot enclosed by mature hedges and flint walls, with walking access into the heart of Blakeney High Street. With generously-proportioned rooms opening onto a beautiful South-West-facing walled courtyard, Orchard House combines the highest standards of traditional craftsmanship and materials with a stunningly light and elegant interior. This is a striking one-off property from Novus Homes, and offers a unique opportunity for its owner to style the interior and landscaping to their own tastes, with the security of knowing that their dream home will be finished with Novus Homes' inimitable attention to detail. **Completion anticipated August 2012.***

### KEY FEATURES:

- Detached house with walking access to High Street
- Secluded plot with gated private entrance
- Architect-designed, with dramatic galleried interior
- Glazed elevations and vaulted living areas give feeling of light and space
- Bespoke framed kitchen with stone floor
- Stone and oak floors, and high-quality windows
- Under-floor heating throughout
- Double-fronted wood-burning stove
- Unrivalled energy efficiency
- Five bedrooms / five bathrooms
- Opens onto South and West-facing enclosed garden



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## FULL DESCRIPTION:

|                  |            |           |                  |            |           |
|------------------|------------|-----------|------------------|------------|-----------|
| Entrance Hall    | 4.4 x 3.5m | 14' x 11' | Guest Bedroom    | 3.4 x 3.6m | 11' x 11' |
| Dining Room      | 4.5 x 2.7m | 15 x 9'   | Guest Ensuite    | 2.7 x 1.2m | 8'6x 4'   |
| Snug             | 3.6 x 4.1m | 12' x 13' | Master Bedroom   | 4.8 x 3.6m | 16' x 12' |
| Sitting/Sun Room | 5.5 x 3.5m | 18' x 11' | Master Ensuite   | 2.6 x 2.4m | 8' x 8'   |
| Kitchen/Diner    | 7.1 x 3.5m | 23' x 11' | Bedroom 2        | 3.6 x 3.1m | 12' x 10' |
| Utility Room     | 2.3 x 2.3m | 7' x 7'   | Bedroom/Playroom | 3.4 x 3.6m | 11' x 11' |
| Bedroom/Study    | 3.6 x 2.9m | 12' x 10' | Bathroom         | 2.3 x 2.5m | 7' x 8'   |
| Bathroom         | 2.4 x 2.6m | 8' x 8'   |                  |            |           |

### GROUND FLOOR

#### **Entrance Hall**

Stone floor and oak staircase, with dramatic ceiling-height glazing. Opening onto first-floor gallery.

#### **Snug**

Imposing traditional brick fireplace containing a woodburning stove opening out onto sunroom and dining area. Stone floor.

#### **Kitchen/Diner**

Triple-aspect open-plan Kitchen-Diner with stone floor and hand-made painted framed kitchen with free-standing induction range and fridge-freezer, and granite worktops.

#### **Utility Room**

Stone-tiled Utility Room with washing machine and tumble drier, fitted easy-clean cupboards and worktop, sink. Opens onto separate Boiler Room. External door opens onto gated walking access to High Street.

#### **Bedroom/Study**

Comfortable Bedroom/Study with additional office wiring (extra power points, networking, and telephone point).

#### **Bathroom**

Spacious ground floor cloakroom / family bathroom containing fitted bath, separate shower, and high quality sanitaryware. Travertine floors and chrome heated towel-rail, controlled independently of central heating system.

#### **Guest Bedroom**

Comfortable guest bedroom with luxury ensuite.

#### **Guest Ensuite**

Travertine floor, wall-hung basin with mixer tap, dual-flush concealed cistern, Mira shower with low-profile shower tray.



### **Sitting/Sun Room**

Vaulted space with dramatic glazing, opening onto enclosed south-facing garden. Three electrically-operated roof windows. Wood burning stove and oak flooring.

### **Dining Room**

Dual-aspect dining area with vaulted ceiling. Stone floor.

## **FIRST FLOOR**

### **Master Bedroom**

Generously-proportioned dramatic and light Master bedroom with spacious ensuite and walk-in wardrobe. Triple-aspect windows.

### **Master Ensuite**

Luxurious Master Ensuite with travertine floor, fitted bath, frameless shower enclosure, and high-quality sanitaryware.

### **Bedroom 2**

Dramatic bedroom with vaulted ceiling and East-facing window capturing the morning sun.

### **Bathroom**

Luxury travertine-tiled bathroom with designer sanitaryware including fitted bath, frameless shower enclosure, handbasin, and WC with concealed cistern.

### **Bedroom/Playroom**

Light and spacious bedroom with vaulted ceiling and fitted wardrobe.

**Price £995,000**