

# SIGNATURE

BY WEBSTERS

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*Drayton High Road*



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**188 Drayton High Road**  
Drayton, Norfolk NR8 6BA



- Idyllic flint cottage with rich period character.
- Elegant reception spaces blending open plan living with classic charm.
- Approached via a private gated driveway with ample parking & an EV charging point.
- The property opens onto a stunning south-facing garden, enriched with mature fruit trees, a rose-covered pergola & a barn workshop.
- An exceptional, quartz worktop, high quality kitchen with an extended dining room offering generous space, underfloor heating, and a striking sky lantern that creates a bright and inviting atmosphere.
- Integral annex space, possible business use or additional residential space.
- Occupying a substantial 0.75-acre plot (STSM), the home benefits from serene views across rolling fields where horses graze.

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## THE HOUSE

Exceptional in every regard, this distinguished five-bedroom flint cottage originating from the 1800s has been meticulously transformed through sensitive restoration and a high-calibre extension, resulting in a residence of rare character and contemporary sophistication. Set within a peaceful village location offering both seclusion and excellent connectivity, the home delivers a lifestyle that is as refined as it is timeless.

A private, gated driveway creates an impressive approach, providing generous parking for multiple vehicles and the convenience of an EV charging point. The beautifully repointed and extended abode showcases classic flintwork enhanced by subtle architectural detailing, presenting a striking first impression that speaks to the home's heritage and enduring quality.

Inside, the accommodation unfolds in a series of elegant, light-filled spaces. The principal living room is a welcoming retreat: a wood-burning stove sits proudly within a character fireplace, offering an inviting focal point for both relaxed family evenings and quiet moments of reflection. Exposed beams and thoughtfully chosen finishes honour the property's origins, while generous proportions and abundant natural light provide a sense of airiness and comfort throughout.

At the heart of the home lies an exceptional kitchen and dining suite, crafted for both everyday living and sophisticated entertaining. High-quality cabinetry, striking quartz worktops, water softener and extensive storage create a beautifully functional workspace, complemented by the comfort of underfloor heating. The extended dining area is crowned by a thoughtful sky lantern, flooding the space with natural light - an exquisite setting for gatherings of any scale.

The vast L-shaped living area is engulfed in natural light, courtesy of its numerous windows, and centred around a beautiful wood-burning stove that enhances the room's generous proportions and inviting ambience.

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## THE HOUSE (CONT)

Five well-appointed bedrooms are arranged across the property, each offering its own charming outlook. The principal bedroom is a sanctuary of calm with excellent scope for a luxurious en-suite. Additional bedrooms provide ideal accommodation for family and guests, or the opportunity to create a dedicated dressing room or study.

The bathrooms are designed with an emphasis on quality and tranquillity, featuring high-end fixtures and tasteful finishes. Every detail has been carefully curated to create serene, spa-like spaces that complement the character of the home while delivering modern comfort. Here in the primary bathroom, view of the stunning countryside can be enjoyed.

Further versatility is offered by an integral annexe, providing complete flexibility for use as an independent guest suite, home office, creative studio, or business space. Its thoughtful integration ensures privacy without compromising the flow of the main residence.



## OUTSIDE

The grounds of this exceptional property are nothing short of enchanting. The south-facing rear garden offers complete privacy and has been thoughtfully designed to create a haven of tranquillity, with mature fruit trees, manicured borders, and a romantic rose-clad pergola - perfect for elegant alfresco entertaining. A substantial workshop barn provides versatile space for hobbies, creative pursuits, or additional storage, seamlessly blending practicality with charm.

Set within approximately 0.75 acres (STSM), the gardens extend gracefully to the rear, opening onto rolling fields where horses graze, offering uninterrupted, picture-postcard views across the countryside. The combination of seclusion, natural beauty, and refined landscaping creates a peaceful retreat while remaining within effortless reach of local amenities and excellent transport links.



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## PROPERTY INFO

### SERVICES

Mains water, sewage and gas central heating.  
Fibre Broadband

### COUNCIL TAX

Council Tax Band G. Broadland County Council

### TENURE

Freehold

### ENERGY PERFORMANCE RATING

**Rating D.** Ref:- 8790-8306-0422-0597-3253  
To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Websters..

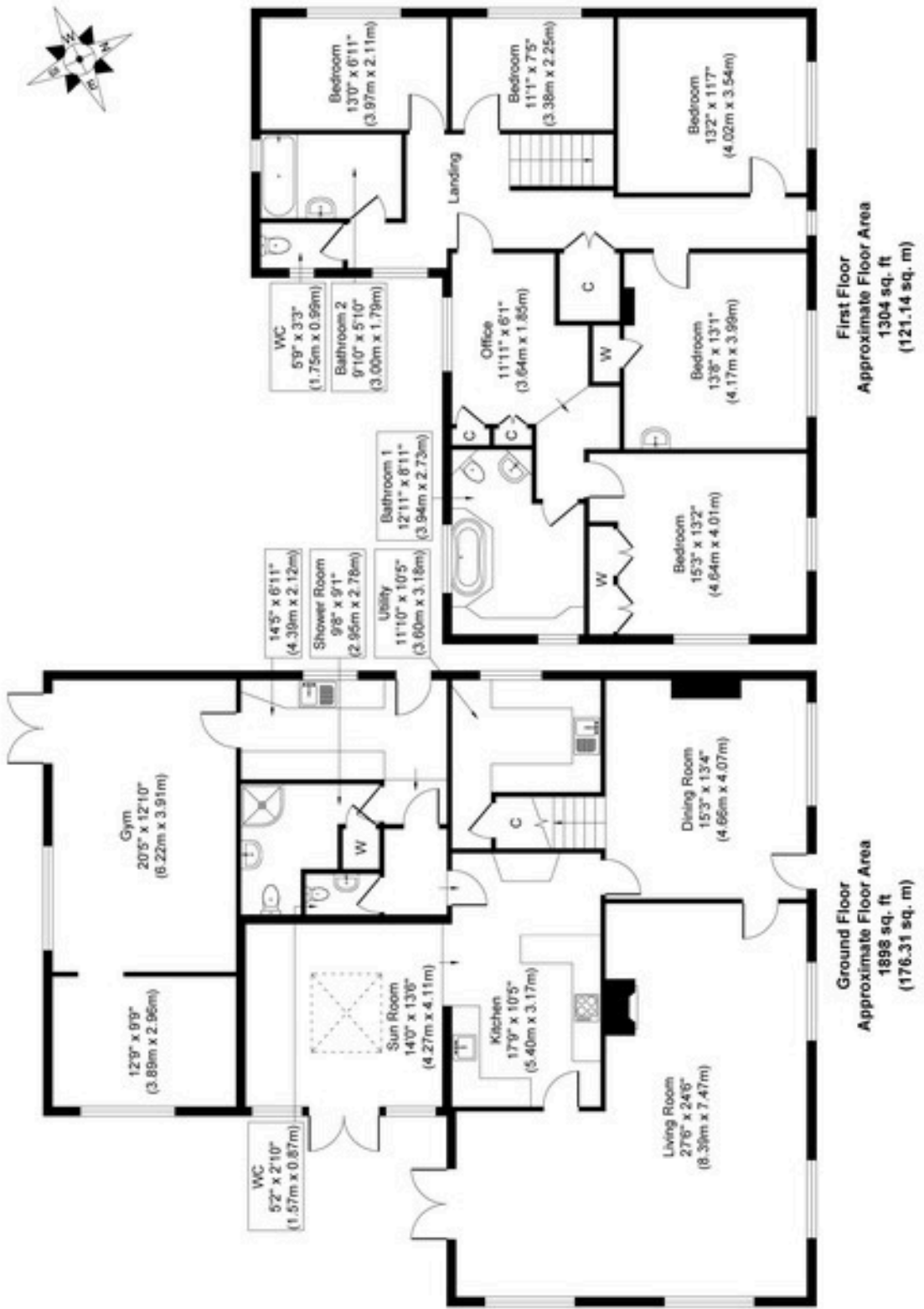
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GALLERY



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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