



2 Church Road, Ovington

Thetford



Minors & Brady

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Ovington, Thetford

From the moment the stone steps lead past the imposing pillars into the grand entrance hall, the refined elegance of this Georgian-inspired residence is immediately evident. Built in 1972, the home blends classic architectural principles with modern enhancements, offering formal yet practical family living. Over more than two decades, the owners have reimagined each space to create a home that is both visually impressive and genuinely functional: four generous double bedrooms, including a principal suite with en-suite, a sitting room with bay window and wood-burner, a formal dining room, and a lantern-roofed garden room framing panoramic views of the landscaped grounds. The high-spec kitchen and breakfast area, boot room with stable door, and utility support effortless everyday living, while terraces, lawns, mature trees, and flowering arches provide versatile outdoor spaces for entertaining and family enjoyment. Every detail has been carefully considered, from underfloor-heated bathrooms to meticulously maintained gardens, making this property not simply a house, but a lifestyle in its own right.

Agents Notes

Freehold

Connected to mains water and electricity.

Oil central heating system.

Septic tank.



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- Georgian-inspired family home built in 1972, situated in the Norfolk civil parish of Ovington
- Approximately 2,062 sqft of beautiful accommodation set within 0.53 acres (stms) of landscaped grounds
- Grand entrance hall with oak floorboards, high ceilings, decorative pilasters, and a sweeping staircase, establishing an immediate sense of elegance and scale
- Sitting room with full-height bay window, decorative fireplace with inset wood-burner, and generous proportions for both formal and informal gatherings
- Formal dining room with natural light from a second large bay window, providing a bright and versatile space for entertaining
- Lantern-roofed garden room with integrated heating, double doors to terraces, and uninterrupted views of the manicured grounds, suitable for all-season enjoyment
- High-spec kitchen and breakfast area with granite splashback, double fan oven, integrated appliances, and layout designed to facilitate family interaction and practical living
- Four generous double bedrooms, including a principal suite with extensive storage and en-suite bathroom, complemented by family bathroom with underfloor heating
- Landscaped gardens featuring multiple terraces, lawns, mature trees, hedging, flowering arches, and distinct seating areas, offering visual interest and flexible outdoor spaces
- Practical ancillary spaces including a boot room with stable door, utility room with garden access, integral garage, and long gravel driveway providing parking for several vehicles



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Location

Church Road in the Norfolk parish of Ovington sits in a tranquil, rural setting, lined with a mix of traditional cottages and more modern homes, surrounded by gently rolling farmland and open fields that give a strong sense of space and privacy. The village itself has a quiet, close-knit community atmosphere, centred around the parish church and the village hall, where occasional local events and gatherings take place. Life here is defined by a slower pace, with long countryside walks, cycling routes, and opportunities to enjoy Norfolk's natural landscapes, including nearby patches of woodland and the Breckland countryside.

Despite its rural character, the location offers practical convenience, with the market town of Watton just over a mile away providing supermarkets like Tesco and Lidl, independent shops, a pharmacy, cafes, and local services. Children typically attend Watton Westfield Infant & Nursery School, Watton Junior School, and Wayland Academy for secondary education. The village is well connected by road, with the A1075 providing access to Thetford, Dereham, Wymondham, and Swaffham, while bus routes link to surrounding towns and rail connections are accessible at Thetford or Attleborough stations.



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The approach to the property sets a tone of understated grandeur. A sweeping gravel driveway, flanked by mature trees and hedging, leads to substantial double gates, offering both privacy and a striking first impression. Garaging accommodates vehicles and storage with ease. The front elevation, punctuated by multi-paned Georgian-style windows, decorative pilasters, and a pedimented doorway, signals a home of considered architectural merit. Fragrant archways adorned with honeysuckle and jasmine guide visitors towards the main entrance, while the interplay of evergreen and flowering borders ensures a welcoming and timeless aesthetic throughout the seasons. This is a residence that rewards the eye at every turn, offering a sense of calm and discretion rarely found in homes of this scale.

Stepping beyond the grand entrance hall, you immediately sense the careful orchestration of space and light that defines this home. Oak floorboards extend underfoot, leading to the elegant cloakroom and sweeping staircase, while high ceilings and generous proportions lend an air of effortless sophistication. To the right, the sitting room captivates with its expansive bay window and a decorative fireplace complete with an inset wood-burner, offering warmth and ambience. The room, vast yet intimate, invites both formal entertaining and relaxed family gatherings.



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Double doors from the sitting room open to the exceptional garden room, featuring a lantern roof, integrated heating, and panoramic views across the manicured grounds. Here, the boundaries between interior and exterior blur, creating a space that is equally comfortable in winter or summer. On the other side of the entrance hall, the formal dining room enjoys its own bay window, suffusing the space with natural light and providing the ideal backdrop for celebratory meals, from intimate family evenings to occasions with loved ones.

At the heart of the home, the open-plan kitchen and breakfast room epitomises family-centred design. Crafted with a high-specification finish, the kitchen features a striking granite splashback, double fan oven, and an intelligently planned layout that encourages both cooking and conversation. A central table allows for informal gatherings while meals are prepared, keeping the cook at the centre of daily life.

Adjacent to the kitchen, a practical boot room with stable door provides access to the garage and outdoor spaces, perfect for families with pets or active lifestyles. A well-appointed utility room with its own double doors to the gardens further enhances the functional efficiency of the home, while maintaining the sense of openness, light, and comfort that characterises every room. The integration of modern conveniences is subtle yet thoughtful, allowing the home to remain firmly rooted in its Georgian-inspired elegance while catering to contemporary living needs.



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Ascending the spacious landing, the home reveals four generously proportioned double bedrooms, each reflecting the same meticulous attention to proportion, light, and comfort found downstairs. The principal suite offers extensive storage and a private en-suite bathroom equipped with an enormous shower and underfloor heating. Flooded with natural light, the en-suite, like the family bathroom, enjoys unobstructed views of the gardens, providing a sense of seclusion without compromise on brightness or ambience. Three east-facing bedrooms at the front of the house are equally compelling, offering versatile spaces for children, guests, or home offices.

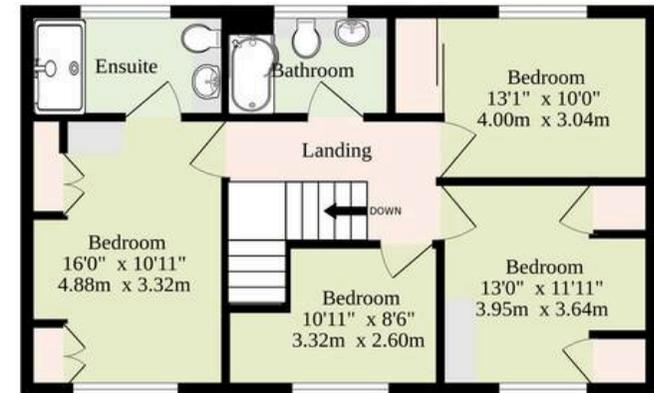
The outdoor spaces have been designed to delight the senses at every turn. The property's landscaped gardens combine mature trees, carefully positioned hedging, and flower beds filled with colourful yet low-maintenance planting. Wooden arches draped with honeysuckle and jasmine add a touch of romance, while the lawns provide ample space for family games or summer entertaining. Four distinct seating areas allow for private contemplation or convivial gatherings: a terrace immediately accessible from the garden room serves as an ideal setting for entertaining, while a smaller terrace is framed by cottage garden beds for quieter afternoons. At the far end of the garden, beneath the canopy of an ancient beech tree, a secluded seating nook is perfect for watching the sunset or observing wildlife.



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Ground Floor
1304 sq.ft. (121.1 sq.m.) approx.

1st Floor
759 sq.ft. (70.5 sq.m.) approx.



Sqft Includes The Double Garage.

TOTAL FLOOR AREA : 2062 sq.ft. (191.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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