



8 South Green, Mattishall

In Excess of £675,000

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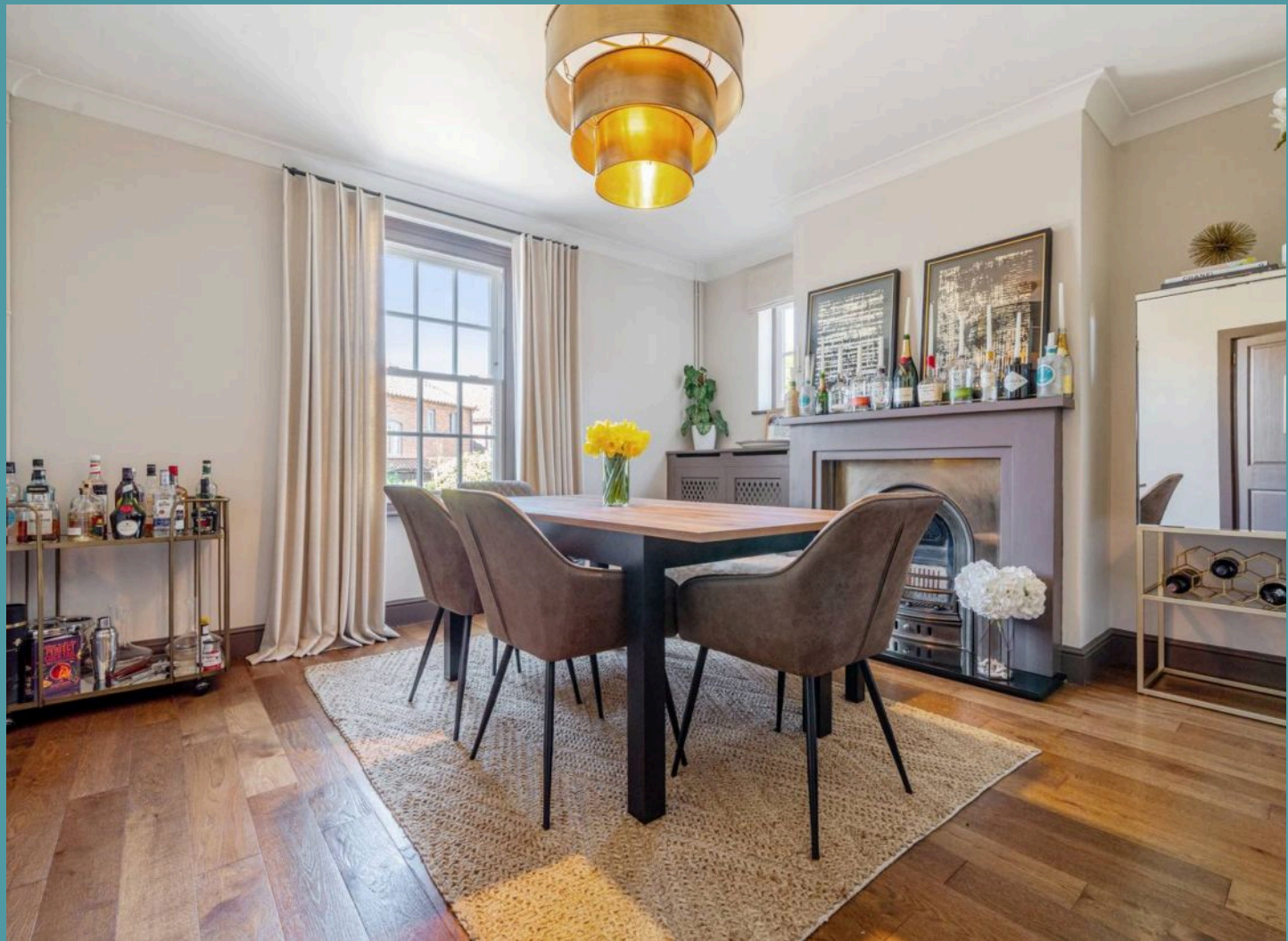
Mattishall, Dereham

Presenting Chimney Pots, a truly standout Georgian family home that artfully combines lasting period features with modern-day practicality.

Ornate chimneys, a tribute to the home's rich history, add a distinctive charm. Located in the highly sought-after village of Mattishall, this beautifully renovated property boasts four spacious bedrooms and multiple reception rooms, each thoughtfully designed with exceptional attention to detail and quality.

The extensive grounds are a highlight, featuring a beautifully landscaped garden and a South-facing terrace that offers breathtaking views over the neighbouring farmland.

Inside, the property is finished to an impeccable standard, showcasing a stylish kitchen, contemporary bathroom, and inviting living spaces that are perfect for both everyday family life and entertaining.





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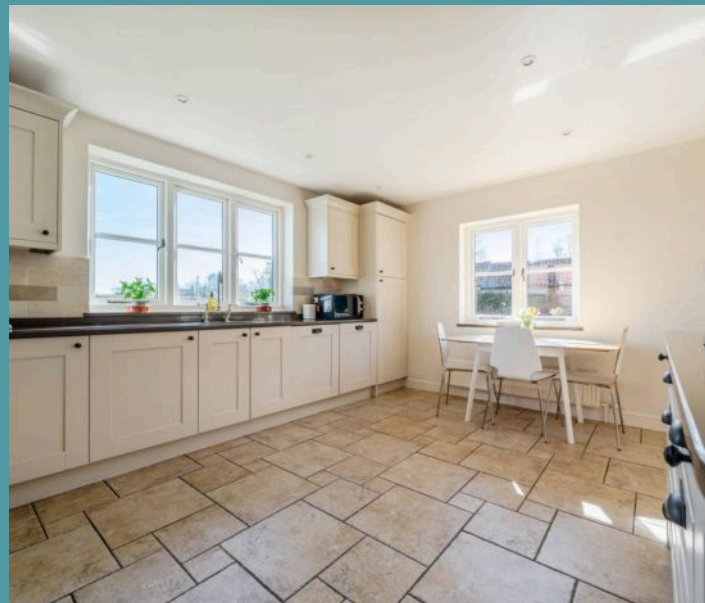
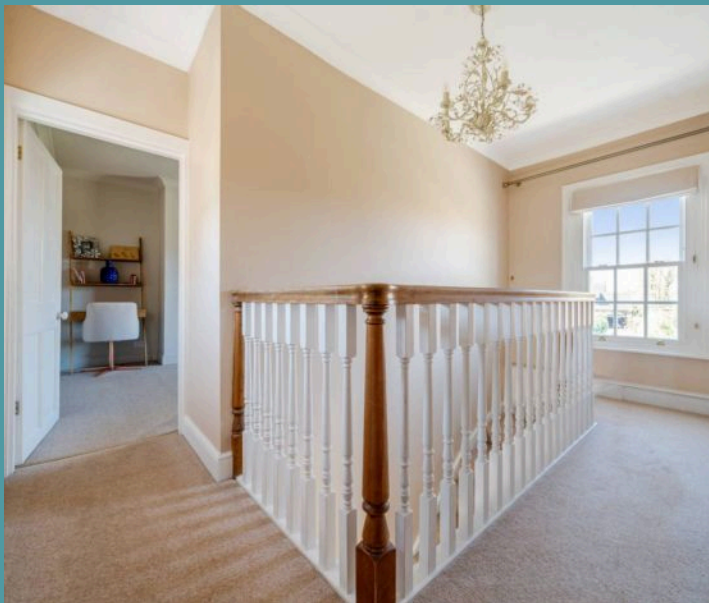
Mattishall, Dereham

The Location

As you leave Chimney Pots, you are greeted by the convenience of the highly sought-after village of Mattishall. This idyllic location places everything you need within easy reach, with a range of local amenities just a short walk away, including a primary school, inviting cafés, shops, a village hall and the historic Church. For those who enjoy the outdoors, the village is well-served with numerous public footpaths offering scenic walks across the surrounding countryside. Additionally, a Doctor's surgery and pharmacy provide excellent healthcare services right on your doorstep.

For further amenities, the bustling town of Dereham is just 3 miles away, where you'll find a wide range of services including schools for all ages, a cinema and a large leisure centre.

The vibrant city of Norwich, located approximately 15 miles to the east, offers a wealth of shopping, dining, and entertainment options, ensuring that both everyday conveniences and exciting city life are easily accessible. Public transport links provide seamless connections to the surrounding towns and villages, making Chimney Pots the ideal base for both a peaceful village lifestyle and easy access to wider opportunities.





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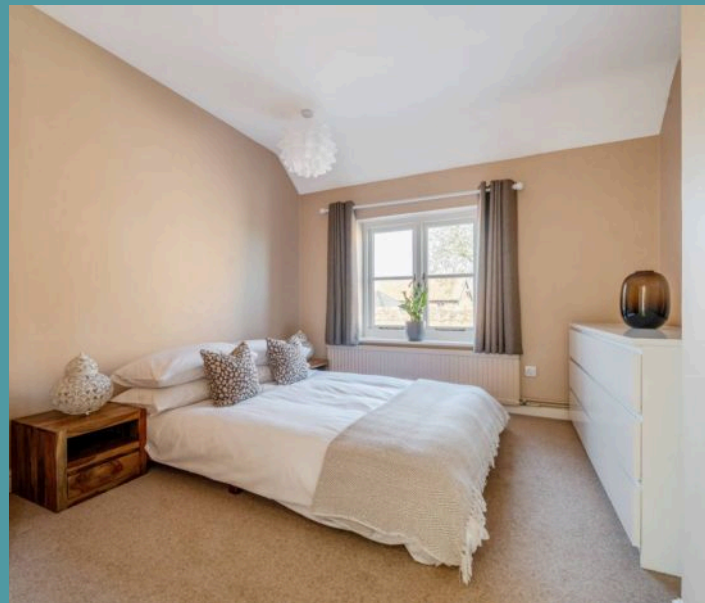
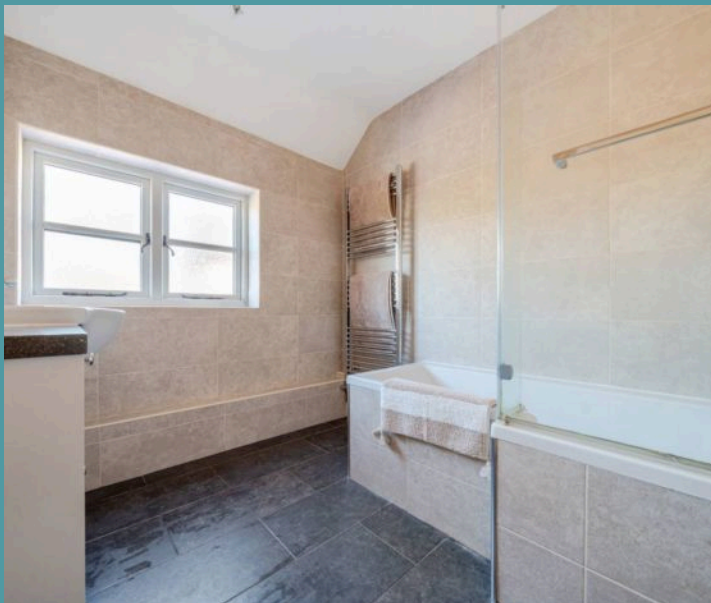
Mattishall, Dereham

South Green, Mattishall

Upon arrival, you are greeted by a wide gravel driveway, providing plentiful off-road parking and leading to the attached garage with double doors. The front garden, bordered by low hedging and brick walls, is lushly lawned with mature shrubbery. To the rear, the extensive garden provides a serene, sun-drenched setting with a South-facing terrace, perfect for outdoor entertaining. This private haven enjoys sweeping views over neighbouring farmland, offering both seclusion and a sense of space.

The interiors of Chimney Pots are a flawless blend of Georgian elegance and contemporary convenience. Three distinct reception rooms provide ample space for both relaxation and entertaining. The family sitting room, bathed in light from French doors opening onto the terrace, features a contemporary wood-burning stove, adding warmth and charm to the room. The traditional dining room and study each have a beautiful cast-iron horse shoe fireplace, creating a warm, inviting atmosphere with plenty of character.

The well-equipped kitchen with windows to three aspects allowing natural light to flood the room. It's fitted with an extensive range of base and wall units, paired with luxurious work surfaces. Integrated appliances, including a range-style cooker, fridge, and dishwasher, are seamlessly integrated. The kitchen also benefits from underfloor heating, and an adjoining utility room/storage offers a wealth of storage space, with plumbing for a washing machine and a convenient WC.





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The sleeping quarters, situated on the first floor, are no less impressive. The master bedroom boasts stunning panoramic views over the garden and farmland beyond, along with ample space and fitted wardrobes. The other bedrooms are equally spacious, with double aspect windows that provide abundant natural light and far-reaching views. The family bathroom is contemporary in design, featuring a P-shaped bath with both overhead and hand-held showers, a stylish hand wash basin and underfloor heating.

Externally, the gardens are simply exceptional. The rear garden, mainly laid to lawn, is beautifully manicured and features specimen trees, shrubs and a neat picket fence along the boundary, ensuring both privacy and aesthetic appeal. The South-facing sun terrace is the perfect spot to unwind, while the setting offers an uninterrupted view of the surrounding countryside.

This unique property, which is offered in outstanding decorative order throughout, truly needs to be seen to be appreciated. With its blend of exceptional living spaces, beautiful grounds, and an enviable location on the edge of the well-served village of Mattishall, Chimney Pots offers an unparalleled opportunity for those seeking a stylish and spacious family home.

Agents Note

Sold Freehold

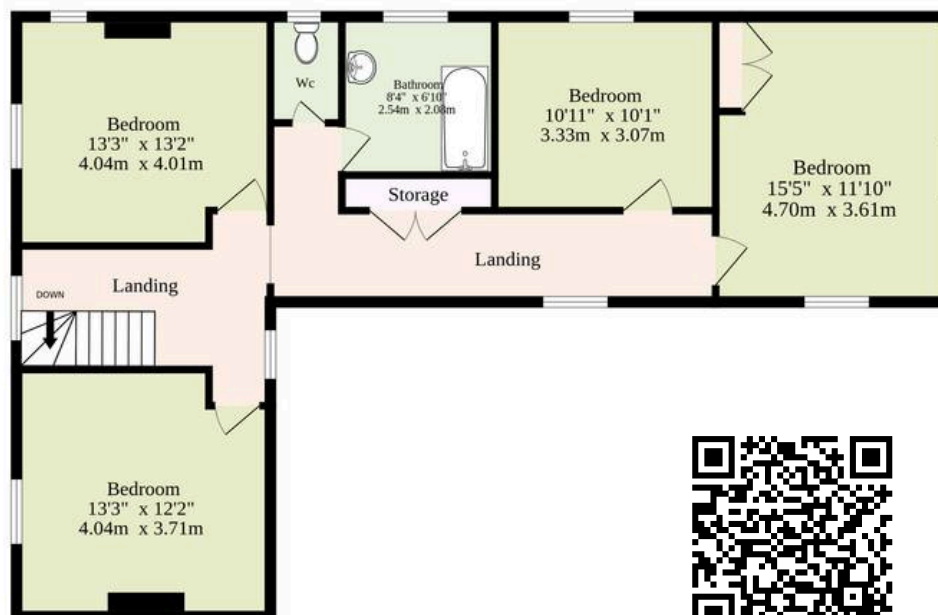
Connected to oil-fired heating, mains water, electricity and drainage



Ground Floor
1342 sq.ft. (124.7 sq.m.) approx.



1st Floor
833 sq.ft. (77.4 sq.m.) approx.



TOTAL FLOOR AREA : 2175 sq.ft. (202.1 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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