



## Homestead Main Road, Little Fransham

Guide Price £600,000 - £625,000



# Homestead Main Road

Little Fransham, Dereham

Set on a substantial and secluded plot in the picturesque Norfolk village of Little Fransham, this exquisite bespoke home offers over 3,075 sqft of refined living across three floors, plus a self-contained annex (stms). Behind electric gates, the property features a sweeping shingle driveway and an impressive façade with grey windows and an oak-framed porch. Inside, oak flooring flows through light-filled spaces including a dual-aspect sitting room, a versatile study, and a high-spec kitchen with underfloor heating, gloss cabinetry, oak worktops, and premium AEG appliances. A stunning garden room with bi-folding doors connects seamlessly to the landscaped grounds, ideal for entertaining. Upstairs, spacious bedrooms include a luxurious top-floor principal suite with a private shower room, while elegant bathrooms add a touch of indulgence. Outside, the expansive garden includes a decked terrace, a stylish summerhouse with a bar, and a detached annex—perfect for guests, family, or income potential—offering the ultimate in private, high-end countryside living.







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## Location

Little Fransham is a small village located in the heart of Norfolk, located between the market towns of Dereham (approximately 6.5 miles to the east) and Swaffham (about 6 miles to the west), with the city of Norwich situated around 22 miles to the east. Its position just off the A47 provides excellent road connectivity, making it ideal for commuters and those seeking a rural lifestyle with access to urban amenities.

Though Little Fransham itself is a quiet residential village, essential amenities are within easy reach. The nearby village of Necton (around 3 miles away) offers a convenience store, post office, pharmacy, and a popular fish and chip shop. The larger town of Dereham provides a broader selection of supermarkets, independent shops, cafés, and restaurants.

For families, there are several well-regarded primary schools within a short drive, including Necton VA Primary, Scarning Primary, and Beeston Primary School. Secondary education is available in Dereham, with schools such as Dereham Neatherd High School and Dereham Sixth Form College serving the area.

Healthcare needs are supported by local GP practices in nearby villages and the Dereham Community Hospital, which provides outpatient and minor injury services. Dental practices and opticians are also available in Dereham and Swaffham.

- Grand bespoke residence set on a substantial and secluded plot in the charming village of Little Fransham
- Over 3,075 sqft of exquisite accommodation







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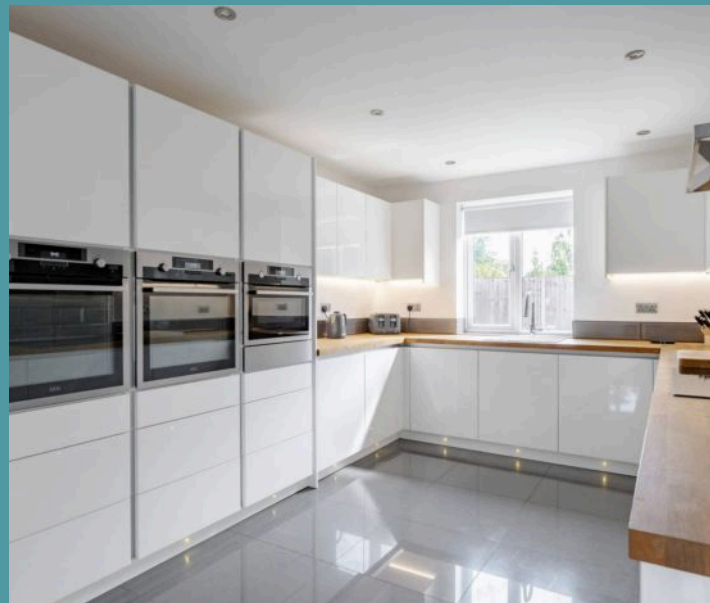
Little Fransham, Dereham

Transport links are strong for a rural setting. The A47 provides direct road access to Norwich, King's Lynn, and beyond. Regular bus services run along this route, connecting the village to larger towns. While there is no train station in Little Fransham, Attleborough and Downham Market stations are reachable by car, offering rail services to Norwich, Cambridge, and London. Norwich International Airport is about a 45-minute drive away.

### Main Road

As you arrive, electric double gates with intercom access signal the exclusivity of this private estate. A generous shingle driveway unfurls before you, offering secure parking for multiple vehicles and setting the stage for the home's stunning façade. A pitched oak-framed porch and stylish grey-framed double-glazed windows blend architectural refinement with rural charm.

Step inside to a light-filled entrance hall where oak wood flooring underfoot and a sense of calm sophistication introduce the home's refined interiors. To the right, a generous sitting room welcomes you with dual-aspect windows, creating an airy and inviting atmosphere ideal for relaxed evenings or hosting guests. To the left, a versatile study awaits — perfectly appointed for home working or easily adaptable as a playroom, snug, or additional bedroom.







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The adjacent garden room, with its bi-folding doors and triple-aspect glazing, creates a stunning dining space where indoor comfort flows effortlessly into outdoor serenity. Perfect for family gatherings or refined entertaining, it invites the outside in during warmer months.

Upstairs, the glass balustrade staircase leads to the first floor, where three spacious double bedrooms await. One enjoys the luxury of a private en-suite, while the others share a beautifully appointed four-piece family bathroom featuring a freestanding bathtub, double walk-in shower, twin hand basins with LED mirrors, and dual heated towel rails.

The top floor is dedicated to a magnificent principal suite, illuminated by Velux windows that bathe the room in natural light. A private sanctuary, it includes its own elegant shower room complete with walk-in shower, twin basins with built-in vanity storage, and thermostatically controlled heated towel rails.

The lifestyle continues outdoors, where expansive, private grounds unfold with maintained lawns, mature hedging, and thoughtfully planted borders. Whether you're entertaining or unwinding, the decked terrace and patio provide the perfect stage for al fresco dining, summer barbecues, or sunset cocktails.







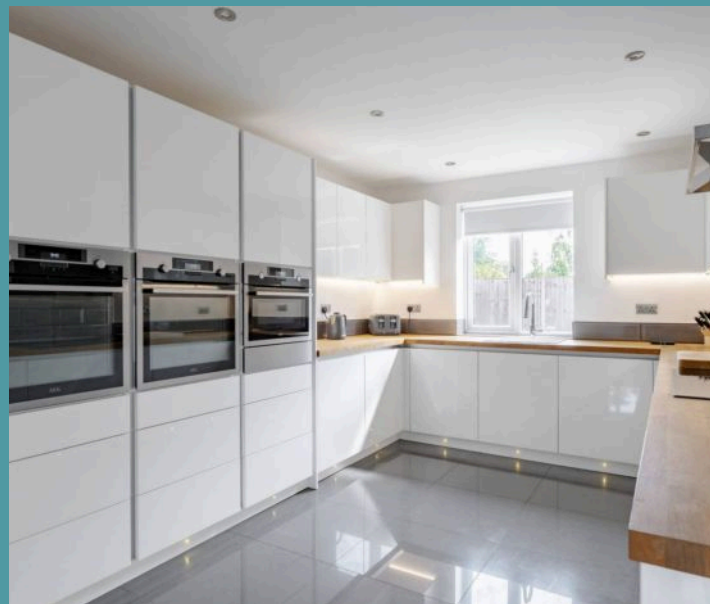
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A standout feature is the fully equipped summerhouse, ideal for entertaining guests in all seasons. Finished with wooden flooring, insulated with CAT 5 cabling, and complete with a bespoke bar area, fridge/freezer, and space for seating — it redefines garden luxury.

A discreet timber storage shed offers practical space for tools and garden equipment, while tucked away on the plot sits a tastefully converted self-contained annex — ideal for multi-generational living, guest accommodation, or rental income. With its own open-plan kitchen/living area, double bedroom, and contemporary shower room, it delivers independence with comfort and style.

Secluded and serene, this prestigious Little Fransham property represents a rare blend of architectural excellence, high-end specification, and lifestyle-focused living — all set within one of Norfolk's most charming rural villages. A true forever home that caters to the discerning buyer seeking both elegance and practicality in equal measure.





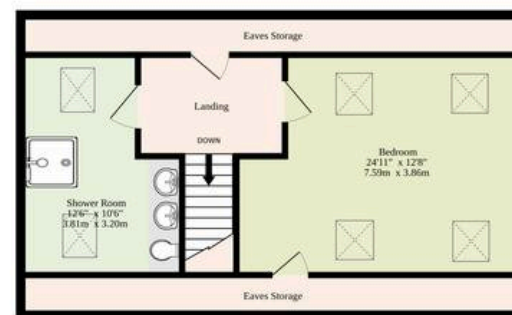
Ground Floor  
1097 sq.ft. (101.9 sq.m.) approx.



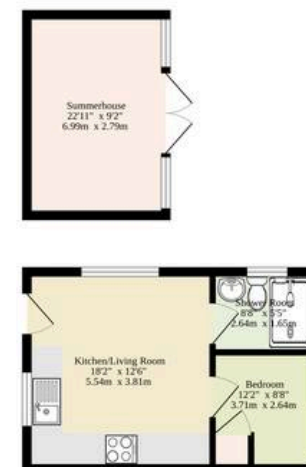
1st Floor  
908 sq.ft. (84.4 sq.m.) approx.



2nd Floor  
481 sq.ft. (44.7 sq.m.) approx.



Annex & Summerhouse  
589 sq.ft. (54.7 sq.m.) approx.



Sqft Includes The Annex And The Summerhouse

**TOTAL FLOOR AREA : 3075 sq.ft. (285.7 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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