



Stratton Hill Cottage Parish Road, Stratton Strawless

Norwich



Minors & Brady

Stratton Hill Cottage Parish Road

Stratton Strawless, Norwich

Set within a peaceful stretch of Norfolk countryside, this home offers a way of living shaped entirely by its surroundings. Approached along a half-mile private track shared with just one other property, it feels quietly removed from the pace of everyday life, opening into 0.75 acres of established grounds where lawns, mature trees and productive planting sit alongside a small pond and workshop spaces, all contributing to a setting that feels both private and self-sustaining (stms). Days here naturally extend outdoors, whether on the terrace beneath the pergola or simply moving through the garden as the seasons change. Inside, the house carries the same unforced rhythm, with characterful rooms that feel warm and grounded, generous spaces for gathering and quieter corners for retreat, all orientated towards the garden and the light beyond. Upstairs, the bedrooms offer calm outlooks across the landscape, reinforcing a sense of separation from the outside world, while the overall feeling is one of ease and continuity, where the house and its setting exist in quiet balance and life settles into a slower, more considered pace.

Agents Notes

Freehold

Connected to mains water via a private pipe and electricity.

Oil heating system.

Septic tank.

A private track that has shared access with a neighbouring property.



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- Approached via a private half-mile track shared with just one other property, reinforcing its discreet and tucked-away position
- Set within approximately 0.75 acres of established grounds, where the house is surrounded by mature planting, lawns and productive garden areas (stms)
- Four reception rooms offering a particularly generous and adaptable arrangement of living space, well suited to both everyday life and entertaining
- Central sitting room forming the heart of the home, with exposed beams and a brick-built fireplace creating a warm and grounded focal point
- Traditional kitchen with timber cabinetry and a practical layout, designed to sit in keeping with the character of the home while remaining functional for modern use
- Utility/boot room providing useful separation for everyday household use, particularly suited to rural living and outdoor activity
- Four double bedrooms, including a principal suite with en-suite facilities and a triple aspect outlook over the gardens
- Detached workshop providing useful ancillary space, well suited to creative, practical or storage use
- Double integral garage providing secure parking and additional storage, complementing the practical aspects of the home within its rural setting



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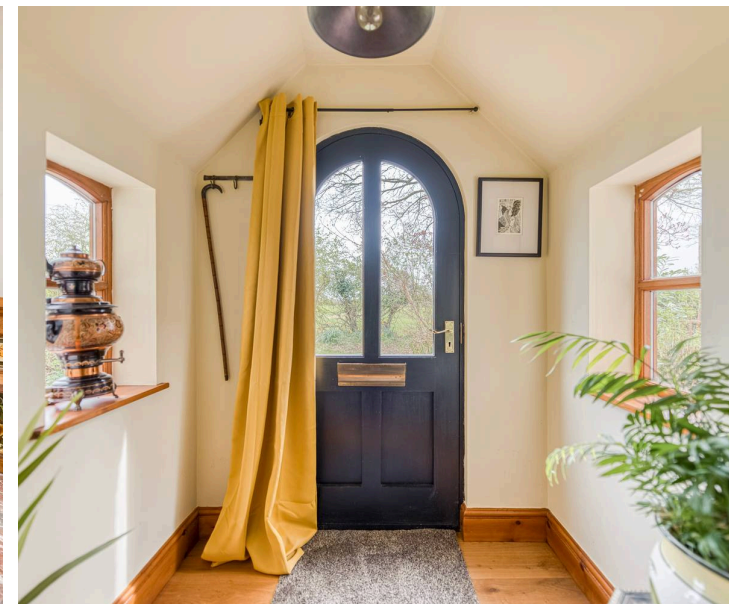
Stratton Strawless

Parish Road in Stratton Strawless sits in a small, rural village in the Broadland district of Norfolk, around 7–9 miles north of Norwich and just off the A140 corridor. The setting is quiet and agricultural, with open fields, pockets of woodland, and gently rolling countryside surrounding the village.

For day-to-day living, the immediate village itself has very limited amenities. Stratton Strawless has a village hall and a parish church, but no full shop or supermarket. Most everyday services are accessed in nearby villages or towns. The closest practical hub is Aylsham, which is around 4–5 miles away and offers independent shops, a small supermarket selection, cafés, pubs, and basic services like a library and healthcare. Norwich is the main centre for larger shopping and services, reachable in around 20–25 minutes by car depending on traffic, and provides full retail, hospitals, entertainment, and employment options.

The closest primary schooling options include Hainford VC Primary School (roughly 1–2 miles away) and Hevingham Primary School slightly further afield, both commonly used by local families depending on catchment. For secondary education, options are typically in the wider Norwich and Broadland area, with schools such as UEA-academy-linked secondary schools in Norwich or Taverham High School being within driving distance. School runs here are very car-dependent.

The A140 is the main route connecting the village to Norwich and Aylsham, and it can become busy at peak commuting times. There are bus services running through the broader Stratton Strawless/Hevingham corridor. The nearest rail stations are around 5–7 miles away, including stations such as Salhouse, Hoveton & Wroxham, and Norwich station further south, which provides wider regional and London connections.



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Set within approximately 0.75 acres of beautifully established grounds, the house embodies the essence of rural refinement (stms). Its traditional architectural form, softened by time and enriched with original detailing, sits harmoniously within its surroundings, where open skies, mature trees and the gentle rhythm of the countryside create a setting of remarkable calm. This is a home that feels both rooted and timeless, an exceptional family residence offering space, flexibility and a quietly prestigious sense of place.

Approached along a private, gently winding half-mile track shared with just one other residence, the journey to the property is marked by a gradual retreat from the outside world. Hedgerows and open fields frame the approach, reinforcing a sense of exclusivity and calm that becomes increasingly apparent with every passing moment. As the driveway arrives at the house, a generous parking area unfolds, offering ample off-road provision for multiple vehicles with ease.

Internally, the home reveals a series of beautifully proportioned and highly versatile reception spaces, each retaining a wealth of original character. Exposed beams, traditional flooring and subtle architectural detailing speak to the building's heritage, while carefully considered enhancements ensure a comfortable and practical flow for modern living.



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At the heart of the home lies a spacious sitting room, where a substantial brick-built fireplace with an inset wood burner, forms a striking focal point. This is a room designed for comfort and gathering, its warm, inviting atmosphere enhanced by natural textures and soft light. The sense of cosiness is balanced by generous proportions, allowing the space to feel both intimate and open.

Adjoining the sitting room, a light-filled garden room extends the living accommodation with effortless grace. Defined by its vaulted ceiling and expansive glazing, this is a space that captures the changing moods of the grounds throughout the day.

A set of double doors links the sitting room to a formal dining or breakfast room, which in turn connects naturally to the kitchen. This arrangement creates a fluid sense of movement across the principal living areas, well suited to both everyday family life and more considered entertaining. Vaulted ceilings and built-in bookshelves add both volume and character, enhancing the room's inviting yet refined atmosphere.

A further reception space offers exceptional flexibility. Currently arranged as a snug, it could equally serve as a home study, formal dining room, playroom or additional bedroom if required. This adaptability ensures the home evolves effortlessly with changing lifestyle needs, a quality increasingly sought after in modern country living.



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The kitchen embraces a traditional aesthetic, with timber wall and base cabinetry providing a warm and grounded presence. Appliances include an oven and a pyrolytic oven, complemented by a gas hob and dedicated under-counter space for a dishwasher. The design prioritises usability without compromising on its classic styling, ensuring it remains both functional and welcoming.

A separate utility, laundry and boot room enhances day-to-day practicality, offering extensive additional storage alongside plumbing for washing appliances. This well-considered space ensures the main living areas remain uncluttered, supporting the rhythm of family life with ease. A ground-floor wet room adds further convenience, particularly suited to countryside living, with direct access for outdoor use and pets.

The first floor is arranged to provide four well-appointed double bedrooms, each enjoying a pleasant outlook across the surrounding grounds, reinforcing the home's strong connection to its setting. The principal suite is particularly noteworthy, benefitting from a triple aspect that allows natural light to flow throughout the day. Built-in wardrobes provide excellent storage, while a private en-suite shower room offers a sense of personal retreat.

Three further double bedrooms continue the theme of space and light. Two include built-in storage and the second bedroom is further enhanced by the addition of a private en-suite WC.



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A family bathroom serves the remaining bedrooms, appointed with a traditional three-piece suite comprising a bathtub, hand wash basin and WC. The space is both functional and calming, designed for shared use while maintaining a sense of quiet simplicity.

The gardens are an exceptional feature of the property, forming a natural extension of the home and offering a beautifully immersive rural experience. Extending to approximately 0.75 acres, the grounds wrap around the house, creating a sense of privacy and enclosure while remaining entirely open to the surrounding landscape. A paved patio terrace provides an inviting setting for outdoor seating and dining, subtly enhanced by a pergola that offers structure and seasonal shade. Sweeping lawns form the central expanse of the garden, bordered by mature trees and tall hedging that provide both privacy and shelter.

For those with a passion for gardening, the grounds offer remarkable scope. Vegetable beds allow for home-grown produce, while a greenhouse and polytunnels extend the growing season. A detached workshop and multiple storage sheds provide practical support for hobbies and maintenance, ensuring the garden remains as functional as it is beautiful.

Practicality has been thoughtfully considered throughout the property, with a double integral garage providing secure parking for two vehicles alongside additional storage or workshop potential. Discreetly integrated within the home's footprint, it offers convenience without detracting from the architectural integrity of the property.

In all, this is a distinguished rural residence that offers not only a home, but a way of life, one defined by space, serenity and the enduring appeal of the Norfolk countryside.

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