4 Station Road, Earsham

Minors & Brady

4 Station Road

Earsham, Bungay

Occupying a desirable position within the well-regarded Norfolk/Suffolk border village of Earsham, this superbly presented Regency-style family home offers an exceptional opportunity to acquire a substantial residence with the rare advantage of an attached self-contained annexe. Thoughtfully improved and immaculately maintained throughout, the property provides generous and highly versatile accommodation, perfectly suited to modern family living, multi-generational occupation or those seeking additional guest space. Standout features include three elegant reception rooms, a stunning open-plan kitchen/dining room forming the heart of the home, three double bedrooms within the main house, a beautifully appointed one-bedroom annexe with independent access, generous landscaped gardens, ample off-road parking and a double garage. Offering excellent space for both everyday living and entertaining, this impressive home perfectly complements its sought-after village setting.

The Location

Station Road enjoys a convenient position within the Norfolk village of Earsham, a well-connected Waveney Valley setting that will appeal to a broad range of buyers, from families and professionals to those seeking a village environment without feeling isolated. Situated on the Norfolk-Suffolk border, Earsham lies just over a mile from the market town of Bungay and approximately 13 miles south-east of Norwich, offering a balance between rural surroundings and access to everyday amenities. The village itself is known for its historic character, riverside setting and strong sense of community, with the River Waveney forming an important part of the local landscape.

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For day-to-day requirements, residents benefit from the extensive facilities available in nearby Bungay, where there is a selection of independent shops, cafés, public houses, restaurants, supermarkets and essential services. Further retail, leisure and employment opportunities can be found in Norwich, which provides a comprehensive range of shopping centres, cultural venues, healthcare facilities, gyms and sporting clubs. The surrounding area also supports a variety of local businesses, farm shops and village amenities, contributing to the area's appealing blend of practicality and countryside living.

Education is well catered for, with Earsham Church of England Primary Academy serving the village, while a number of additional primary schools are available in nearby villages and Bungay. Bungay High School provides secondary education within easy reach, and Norwich offers a wider choice of independent schools, sixth-form colleges and higher education establishments. These options make the area particularly attractive to families looking for long-term educational provision.

Earsham sits within the attractive Waveney Valley landscape, surrounded by open countryside, walking routes and quiet lanes ideal for cycling. The village also forms part of the Angles Way, a long-distance footpath following the historic Norfolk and Suffolk boundary. The nearby River Waveney provides opportunities for waterside walks, wildlife observation and access towards the Norfolk Broads, while the wider region offers easy access to the Suffolk Heritage Coast and the beaches of the east coast.

The nearby A143 provides straightforward links between Norfolk and Suffolk, connecting residents to Norwich, Diss, Harleston, Beccles and onward road networks. Rail services can be accessed from nearby stations including Diss and Norwich for journeys to London and other major destinations, while regular bus services connect surrounding towns and villages.

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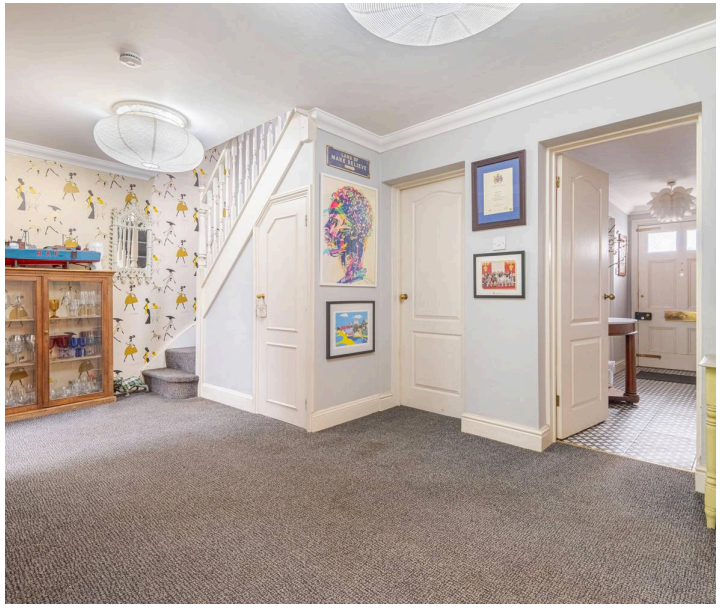

Always Kiss Me Goodnight

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The property is approached via an attractive frontage, where the elegant Regency-inspired façade immediately creates a welcoming first impression. Stepping inside, the entrance hall sets the tone for the accommodation beyond, with striking black and white geometric tiled flooring reflecting the abundance of natural light entering through the glazed sections of the front door. From here, doors lead to two beautifully presented reception rooms positioned at the front of the home.

The dining room enjoys delightful views towards the village green and provides an excellent setting for formal entertaining, enhanced by period character and a warm, welcoming atmosphere. Opposite, a versatile study or snug offers a comfortable and flexible space, equally suitable as a home office, reading room or additional sitting area. Both rooms are flooded with natural light through recently fitted sash windows that complement the property's character.

Moving further into the home, the spacious reception hall acts as an impressive central hub, connecting the principal ground-floor accommodation and creating a wonderful flow throughout the property. Ideal for modern family living, this generous area provides access to the sitting room, cloakroom, home office and kitchen/dining room, whilst stairs rise to the first floor.

Positioned to the rear, the sitting room is a beautifully proportioned family space enjoying attractive views across the garden. Glazed doors open directly onto a natural slate terrace, allowing indoor and outdoor living to connect seamlessly during the warmer months. Timber flooring and an abundance of natural light enhance the inviting atmosphere, making this a room perfectly suited to both relaxing and entertaining.

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Undoubtedly forming the heart of the home, the stunning kitchen/dining room has been thoughtfully designed with family life and social occasions firmly in mind. Recently extended and finished to an exceptional standard, this impressive space features an extensive range of contemporary fitted cabinetry complemented by generous work surfaces and integrated appliances including a double oven, hob, microwave and fridge/freezer. Ample storage ensures practicality is never compromised, while the open-plan layout comfortably accommodates a substantial dining area alongside additional seating. Bi-folding doors span the rear elevation, opening directly onto the garden and flooding the room with natural light, whilst a further door provides additional garden access.

A useful home office is positioned adjacent to the kitchen area and provides a practical workspace away from the main living areas. Importantly, this room also creates an internal connection to both the annexe and the double garage.

The first-floor landing serves the bedroom accommodation within the main house. The principal bedroom is a generous double room enjoying attractive views across the village green and benefits from a walk-in wardrobe together with a well-appointed en-suite shower room. A second front-facing double bedroom also enjoys views over the green and offers excellent storage provision. The third double bedroom overlooks the rear garden and provides further spacious accommodation for family members or guests.

Serving the bedrooms is an impressive family bathroom, beautifully presented with a stylish yet characterful finish. The suite comprises a freestanding claw-foot bath, separate shower cubicle, wash basin and WC, creating a luxurious and practical space for everyday use.

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GARDEN

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The attached annexe represents a significant asset to the property and offers outstanding flexibility. Accessible both internally and via its own private entrance, it is perfectly suited for dependent relatives, guest accommodation or independent occupation where required. The ground floor includes a fitted kitchen and a bright sitting/dining room with a large sash window overlooking the front aspect. On the first-floor, a spacious double bedroom is complemented by an en-suite shower room, creating a self-contained living environment with excellent privacy. A small external seating area further enhances its appeal.

Outside, the property continues to impress. The generous rear gardens wrap around the home and have been thoughtfully landscaped to provide a variety of areas for both relaxation and entertaining. Two natural slate terraces extend directly from the principal living spaces, while a substantial raised deck beneath an attractive pergola creates an inviting setting for outdoor dining and social gatherings. Established planting beds introduce colour and interest throughout the seasons, beautifully contrasted against the attractive red-brick boundary walls. A charming summer house provides a sheltered space to enjoy the garden throughout the year.

To the rear, a substantial parking area provides ample off-road parking for multiple vehicles and leads to the double garage, which benefits from internal access to the property.

Agents Note

This property will be sold freehold. Connected to mains water, electricity and drainage. Oil central heating system.

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Ground Floor

Approx. 152.0 sq. metres (1636.6 sq. feet)

First Floor

Approx. 77.0 sq. metres (828.6 sq. feet)

Total area: approx. 229.0 sq. metres (2465.3 sq. feet)

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.
Plan produced using PlanUp.

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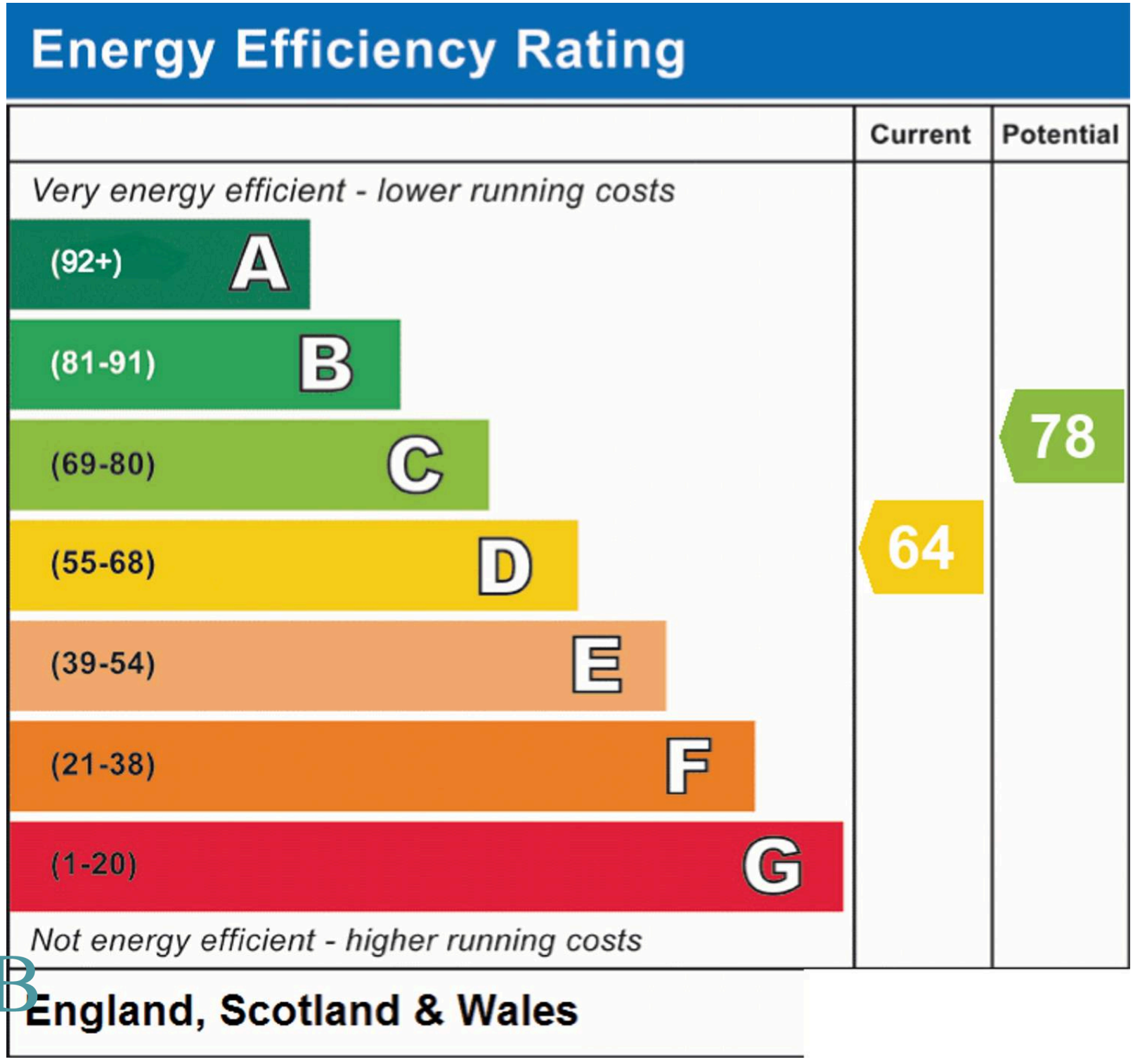
Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
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78
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