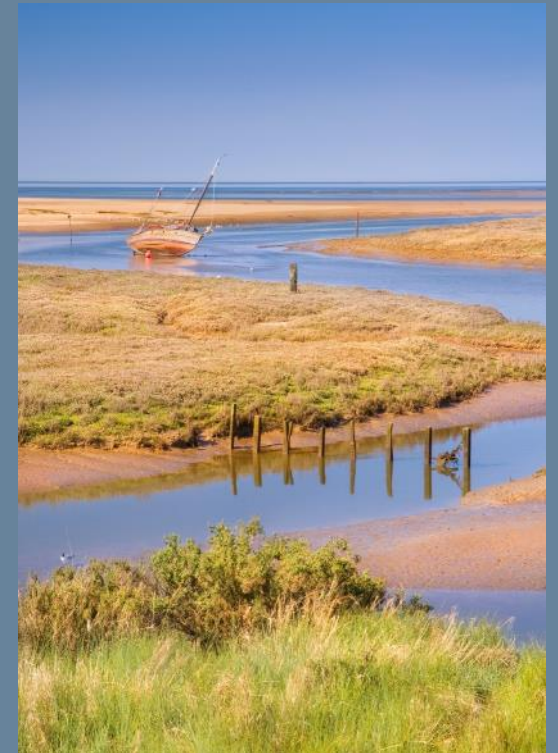


Tanglewood
Thornham



Big Norfolk Skies

Thornham is one of North Norfolk's more sought after coastal locations, it is a picturesque village of traditional Norfolk properties on the coast between Hunstanton (5 miles) and Burnham Market (8 miles).

The village is renowned for its sandy beaches, long walks and the marshland bird reserve. It has a small harbour, church, three pub restaurants, a delicatessen/café with village store. Drove Orchards is on the outskirts of the village and has a range of independent shops,

restaurants and a farm shop. The Lifeboat Inn is said to have been a haven for smugglers in the 16th century. The Royal West Norfolk Golf Club is 3 miles away at Brancaster.

Brancaster (justly famous for its mussels) is a lovely coastal village on the North Norfolk Coast with its heritage coastline and fine sandy beaches in an Area of Outstanding Natural Beauty. The village has a very good public house, The Ship, and there is also a village hall and a primary school. Burnham Market has a wide range of interesting shops, boutiques and restaurants. There are also sailing facilities at Brancaster Staithe.

King's Lynn, which is 20 miles away has a main line rail link to London King's Cross via Cambridge.

Its all in the detail

Internal Specification

- ♦ Engineered oak flooring to ground floor.
- ♦ Tiled flooring to WC and Utility room.
- ♦ Roco Sanitary ware, and vanity units. (where available)
- ♦ Showers with rain drench heads and digital controls.
- ♦ Neptune Kitchen (hand built) in heritage colour and lifetime guarantee.
- ♦ Quartz Worktops and upstand with under cupboard lighting.
- ♦ Neff integrated appliances with butler sink.
- ♦ Brushed Steel fascia plates. Recessed LED lights and door furniture.
- ♦ Nest Heating system.
- ♦ Wet Underfloor heating system to ground floor.
- ♦ Bespoke finished skirting and architrave.
- ♦ Charnwood Arc5 Wood burners in main living area.
- ♦ Anthracite (grey) radiators to first floor.
- ♦ Solid Oak stairs and handrail with glass balustrade.
- ♦ Carpets to first and second floor.
- ♦ Built in wardrobes to eaves with hanging rail and shelves.
- ♦ Built in doormat with matwell to front doors.
- ♦ Heated towel rails to all bathrooms. (grey)
- ♦ Feature light above breakfast bar in kitchen.
- ♦ Pre- wired for buyer to install Sky/smart tv.

- ♦ Engineered oak internal doors with brushed steel furniture.
- ♦ Decoction, neutral heritage colour throughout. (buyer can choose if bought off plan)

External/General Specification

- ♦ Hardwood wooden windows heritage colour.
- ♦ Hardwood Bifold doors to rear.
- ♦ Majority of external walls Norfolk Flint.
- ♦ Rainwater Goods foundry finish.
- ♦ Indian sandstone patio and paving.
- ♦ Fully turfed gardens and communal areas.
- ♦ Planting to front elevation courtyard.
- ♦ Electric double wooden gate with entry system to courtyard.
- ♦ 1.8m high close boarded fence to rear boundary.
- ♦ Brick and flint boundary walls.
- ♦ Willow fence surround around Air Source Heat Pump.
- ♦ Heating and Hot water heated by Air Source Heat pump.
- ♦ Outside tap to front and rear elevations.
- ♦ Outside lights to front and rear elevations.
- ♦ Outside electric double socket on patio.
- ♦ 10-year New build Warranty
- ♦ Courtyard, bound gravel finish.
- ♦ Main drive gravel.

Previous developments ...





Plots 1, 2 & 3

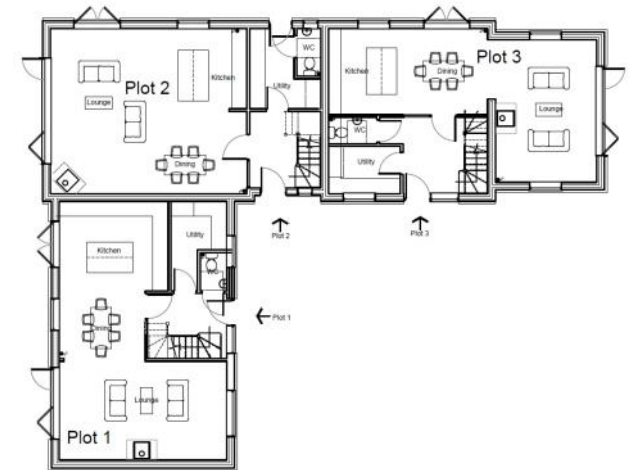
A rare opportunity to acquire a new home by Willow Group Estates. Three exclusive houses that will be set back behind electric gates giving this central village location both privacy and exclusivity. As we have come to expect from Willow Group Estates, the houses will be finished to an exceptional standard throughout with brick and flint elevations, a bespoke Neptune Kitchen in

heritage colour, bifold doors, wood burner and underfloor heating to mention just a few features.

To the ground floor is open plan living room, kitchen and dining room with a separate WC and utility room. To the first floor there will be three bedrooms, one of which has an en-suite, and the other two are serviced by the family bathroom, with the principal bedroom suite taking up the entire second floor.

Outside there will be secure parking for two cars and the garden will be landscaped with Indian stone patio.

Ready for summer 2021.



The Developer



Willow Group Estates Ltd create beautiful new homes throughout the East of England including Hertfordshire, Bedfordshire and now predominately in North Norfolk.

Phil & John have been building houses initially as sub-contractors for National House Builders for over 30 years. The last 10 years as high-end Developers in their own right. Steve has been in the private equity business for the same period and brings the strong financial backing to the business. Buyers should be reassured of the financial strength of the group of companies.

After working for national house builders for so many years building standard repetitive housing The Willow Group have made it their mission to be different. The Willow Group never walk away from a challenge and have an amazing portfolio of developments including converted Churches, Windmills, Convents, Grade 2 Listed Barns even an old Grade 2 Listed Former School Building. Bringing this vision into our new builds has been the key to our success. We are determined not to build standard housing. We will always push for the highest standards and the best quality. We will always make sure our buyers are delighted with their new home and are happy to recommend us to their family and friends. Longevity and reputation will only come if we continue build quality homes.

Previous developments ...





The development

High Street

Thornham

Hunstanton

Norfolk

PE36 6LX

SOWERBYS

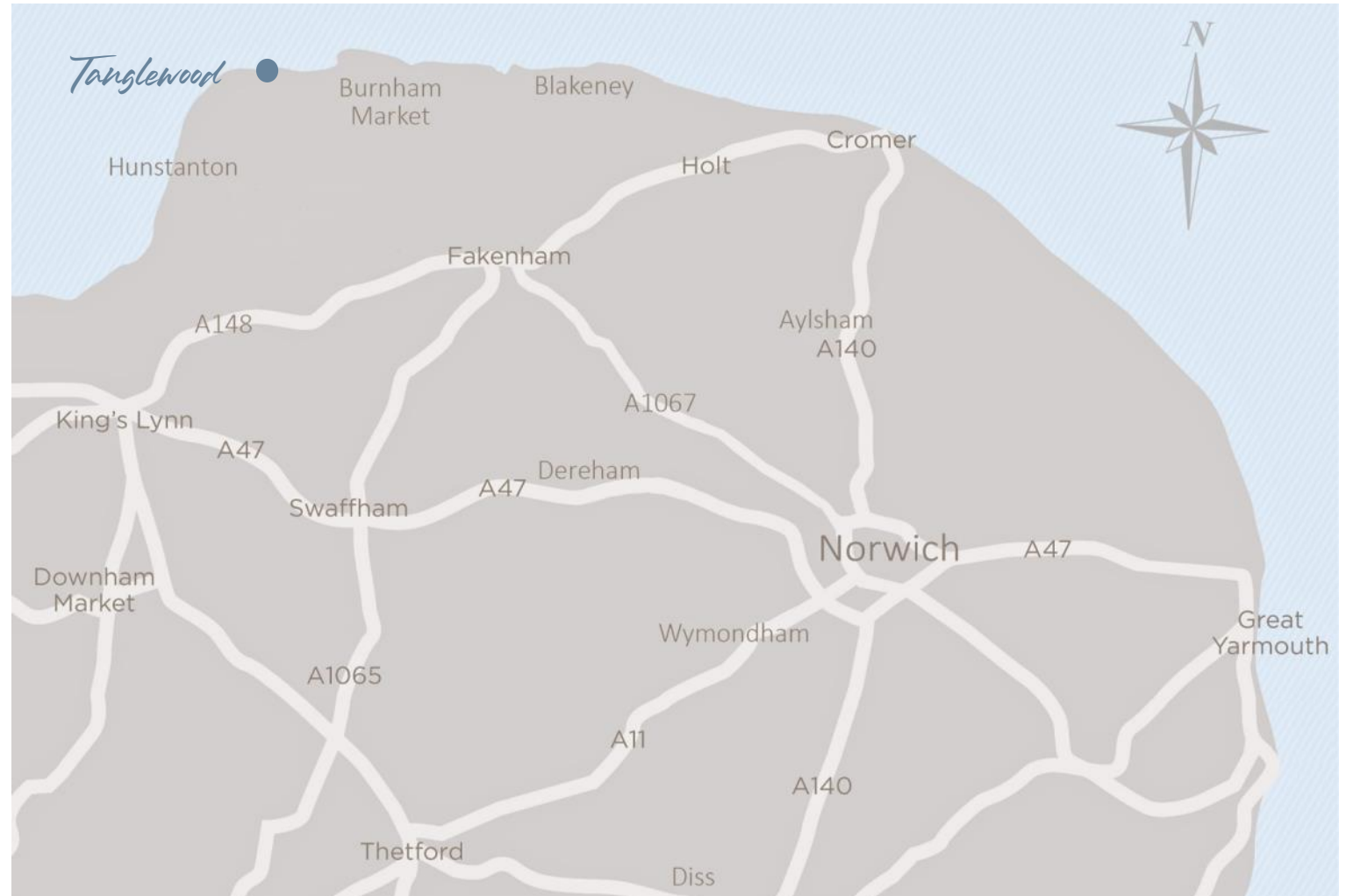
Land & New Homes Specialists

Burnham Office

01328 730340

burnham@sowerbys.com

www.sowerbys.com



These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

Tanglewood *Thornham*

brought to you by



SOWERBYS

Land & New Homes Specialists

01328 730340
burnham@sowerbys.com
www.sowerbys.com