

FINE & COUNTRY



THE OLD RECTORY

— OXBOROUGH, NORFOLK —

THE OLD RECTORY

The Old Rectory Estate

"Here, in this haven, the future will not disturb you. You will meet it, if you have to, armed with the same powers of reason which protect you against the present. And in this sanctuary, very little is needed to make a happy life; it is all within yourself, in your way of thinking. When you arise in the morning, think of what a privilege it is - to breathe, to think, to enjoy, to love - to be here, and alive."





“ There are extensive lawns and mature trees surrounding the house, including yew, beech, cedar of Lebanon, oak and mulberry”



The Old Rectory Estate

- A Desirable South West Norfolk Country House Estate
- Overlooking The National Trust's Oxburgh Hall & Parkland
- Approximately 16 Acres of Garden, Grounds and Paddocks (stms)
- The Old Rectory offers 5 Reception Rooms & 7 Bedrooms, In Total 4,646 sq. ft.
- Period Coach House Converted into Four Holiday Gites 1,650 sq. ft. total
- Two Separate Two Bedroom Bungalows, Let on AST Contract 866 sq. ft. each
- Private Elevated Setting, Outdoor Swimming Pool and Lake
- Stable Block Consisting of Five Stables, Tack & Feed Rooms & Yard
- Large Steel American Barn, Former Dairy, Workshop & Store rooms
- Planning Permissions for Orangery Style Kitchen Extension
- Within Grounds is the Grade II Listed 10th Century Ruin of St Mary Magdalene
- A Fine Array of Mature Trees Such as Beech, Wellingtonia & Cedar of Lebanon

A Family Home

The Old Rectory, Oxborough, a Georgian country house, is an ideal quiet country retreat seven miles from Swaffham, which sits in sixteen acres of gardens and paddocks. It is situated in an exceptional and unspoilt rural position at the end of a sweeping tree-lined drive leading to the house. It stands resplendent in the midst of mature gardens where croquet is played on the lawn, and riding and shooting are locally available complemented by the peaceful country surroundings. It offers flexible and extremely comfortable accommodation, which is substantial indeed, with the main house comprising some 4,646 square feet over three floors, including three reception rooms, a conservatory, a kitchen/breakfast room, and seven bedrooms (four with en suite bathrooms). Communal areas include a welcoming drawing room. Luxury is the benchmark here, each room individually designed in muted colours to frame elegant period furniture. All rooms extend views of the countryside, garden, stables or small orchard.

This is an ideal, well lived-in, family home, with opportunities and potential to further improve and perhaps extend; indeed, the current owners were granted planning permission in 2007 for the erection of an orangery to replace the current conservatory although this has now lapsed. It is suitable for dual occupation or with the extensive ancillary accommodation, as a home with an income from the additional self-contained residential spaces, stabling, and paddocks. The restored coach house and stable block, terrace, swimming pool and pool house lie to the north west of the house.



From the Reception Hall

Double entrance doors open to hail a welcome into the quarry-tiled porch, with ornamental moulded corning. French doors allow access to the reception hall and ground floor; matching French doors at the opposite side of the hall afford a delightful outlook and access to the gardens, terrace and pool. Within the hall is a recess for coat hooks and further recess with stairs to the first floor and an under-stairs storage cupboard, and a downstairs lavatory with low-level WC and pedestal wash basin. The drawing room is on the east side of the reception hall. Here is an elegant, double aspect room with two generous floor-to-ceiling sash bay windows and original shutters, and French doors to garden. There are two wall light points and ornamental moulded corning. The fireplace is fitted with a mantelpiece and a wood-burning stove with a slate hearth and marble fire surround.

Moving down a corridor running west, you come to a large dining room for elegant entertaining which has a deep bay window with full-height shuttered sash windows over the front of the house, and is fitted with exposed mahogany library shelves. Next to this is the study which is equipped with storage cupboards and a shuttered sash window also over the front. On the other side of the corridor, a relaxed atmosphere greets visitors in the sitting room, and supplies superb views to the east across the gardens, woodland and countryside beyond. The ambiance of the room is accentuated by a wood-burning stove fitted in the large open red-brick fireplace and stone hearth, and is augmented by a pine surround and mantelpiece. Exposed beams and a shelved storage cupboard complete the room.



Beyond the Sitting Room

A large storeroom is reached through a door off the sitting room. Additionally, the conservatory, kitchen/breakfast room, and rear hall are all accessed from this room. The south facing conservatory is fitted with traditional hand-made Norfolk pamment floor-tile flooring; here also are French doors to the garden and terrace. Within the west facing kitchen/breakfast room are oak-fronted wall and base units, and oak work-surface, all standing upon a ceramic-tiled floor. There are spaces for a dishwasher and range-cooker with extractor hood overhead. The rear hall has a cloakroom designated for coats and contains a shelved recess. It subsumes into an adjoining boot room lobby, and a door allows access from outside. Doors open from this lobby into a quarry-tiled downstairs lavatory with a low-level WC and wash basin, and a brick-floored larder; and pantry. The pantry gives access into the utility, and both are lined with kitchen base units. The utility also has kitchen wall units with inset stainless steel sink and drainer. As well as this, there is a cellar laundry with brick floor. This locates the oil-fired boiler and provides space and plumbing for a washing machine.

Ascending

Stairs from the reception hall and west-running corridor are ascended to the first-floor landing, where there are a number of shelved storage cupboards, and ingress to five bedrooms, including the master suite, and a separate lavatory with low-level WC and hand basin, all joined by a west-running corridor.



“Luxury is the benchmark here, each room individually designed in muted colours to frame elegant period furniture. All rooms extend views of the countryside, garden, stables or small orchard”



The generously-sized master suite overlooks the front of the property. It has two wall light points, and a door and staircase down to the en suite, lined with tongue-and-groove dado panelling, congruously complemented on the bath, which is furnished with mixer tap and shower attachment; a pedestal wash basin, large tiled shower cubicle and low-level WC complete this bathroom. Bedroom two is appointed with a bespoke built-in wardrobe and drawers. The dual aspect en suite has an exposed chimney breast, and boasts a central freestanding

roll-top, ball-and-claw-foot slipper bath with mixer and shower attachment. This bathroom is finished off with a tiled corner shower cubicle, pedestal wash basin and low-level WC.

Bedroom three is a dual aspect room over gardens to the east and south, and has a built-in mahogany wardrobe. The door to the en suite presents a panelled bath and pedestal wash basin. Bedroom four also has an en suite, similarly furnished with panelled bath and pedestal wash

basin. Bedroom five provides storage in a range of built-in wardrobes.

A further staircase at the western end of the first-floor corridor ascends to the second-floor which comprises two further bedrooms, each with exposed timbers and fitted with cast iron stoves, together with their own sitting room.



“ It is suitable for dual occupation or with the extensive ancillary accommodation, as a home with an income from the additional self-contained residential spaces, stabling, and paddocks”





Grounds & Gardens

The sweeping gravel driveway ends in ample parking and a large turning area at the front of the house, and continues beyond to a courtyard, to northwest of the house, with the coach house and stable-block centred around a walnut tree, carpeted with grass beneath. There are extensive lawns and mature trees surrounding the house, including yew, beech, cedar of Lebanon, oak and mulberry.

To the immediate south of the house, the sheltered gardens have been landscaped: a rose-clad pergola, lavender beds, decking, and a gravel pathway all lead to the swimming pool. This area is paved, and there are changing rooms, WC, and a pool house. Beyond, there is further landscaping with box hedging and another rose-clad pergola.

This area and the lawns surrounding the residence are further complemented by extensive pasture within four post and rail paddocks, each with drinking troughs and shelters, and a lake. In all, the grounds, gardens, paddocks and pasture, including the lake, extend to some 16.03 acres. A range of outbuildings include a log store, dairy, American barn (with separate access to the road), storage rooms, workshop and enclosed dog-run.





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“ The Coach House has been recently converted to provide three ground floor double bedrooms (currently used as bed-and-breakfast suites), each with exposed green-oak timbers and oak floors”

In Addition to the Main House

The Coach House has been recently converted to provide three ground floor double bedrooms (currently used as bed-and-breakfast suites), each with exposed green-oak timbers and oak floors. All three are en suite, fitted with panelled bath, pedestal wash basin and low level WC. The first-floor has been converted into a semi-

vaulted double aspect, three bedroom en suite apartment, with exposed beams and timbers. Fitted with kitchen units, stainless steel sink and drainer, and built-in corner storage.

There are two separate detached bungalows, approached via their own driveway: Rectory Lodge and Rectory

Cottage. They are almost identical two bedroom properties which comprise entrance hall, kitchen/dining room, sitting room, bathroom and garage.







Listing & Conservation

This former rectory is understood to have 14th century origins, although not listed, and was largely remodelled in about 1750, when it was home to the Rev Charles Parkin. It should be noted that northeast of the house, the gardens contain the Grade II listed ruins of a tenth century church, St. Mary Magdalene, dated 946, within its curtilage. From the Old Rectory there is an outstanding and far-reaching view of adjoining Oxborough Hall Estate (National Trust) - a romantic, moated manor house, built by the Bedingfeld family in the fifteenth century, with its historic parkland and lake. The Great Tower is completely unchanged and rises impressively to eighty feet above the moat.

Well Connected

Historical records show connections between The Old Rectory and Cambridge University:

1360 Corpus Christi Religious Guild, Oxborough (sponsors Corpus Christi, Cambridge)
1538 held in the gift of Caius College (founded 1348), Cambridge

The following clergymen all lived at The Old Rectory:

1647 Rev. Henry Meriton (Queens, Camb.), the Quaker polemic
1717 Rev. Charles Parkin M.A. (Pembroke, Camb.), ghost-writer of Rev. Francis Blomefield (Caius)
1811 Rev Richard Lucas
1848 Rev. Alexander Thurtell M.A. (fellow & tutor of Caius) and
1906 Rev. Walter Coombe M.A.

The Rev Charles Parkin was presented to this rectory in 1717, and died about 1768. He collaborated with the Rev Francis Blomefield and, indeed largely wrote the History of Norfolk after Blomefield's death in 1752.



Local History

The village occupies the site of a Roman station established by Antoninus Pius (Roman Emperor AD 138-161), supposed by some to have been Iciani. 'Oxborough' is derived from the pre 7th Century Old English for a fortified place frequented by oxen; hence "fort where oxen were kept".

It is recorded as Oxenburch in the Domesday Book of 1086, and as Oxeburg in the 1194 Pipe Rolls of Norfolk. At the time of the Domesday survey, the manor was held by Turketil, the Danish Earl of East Anglia. (A manor is a feudal fiefdom of around a thousand acres from the monarchs allodial lands). On Warren Hill (NW), are numerous hollows, still denominated as Danes' Graves. In 1252, it was held by Ralph de Wygarnia, who had a patent for a weekly Tuesday market, and a fair yearly on the vigil, day, and morrow of the Blessed Virgin. The market has long been obsolete, and the latter is now held on Easter Tuesday (for the sale of horses, cattle, toys, etc.).

Sir Edmund Bedingfeld, Knt. (House of York), obtained the manor by marrying the heiress of the Tuddenham and De Weyland families, during the reign of Henry V, and his descendants have retained it ever since. Later, Sir Henry Bedingfeld was governor of the tower of London during the reign of the Catholic Queen Mary Tudor, and had the charge of her sister, Elizabeth I, whom Mary had incarcerated in the Tower. She dismissed him from court on ascending the throne. The Sir Henry Bedingfeld, who died in 1655, was confined nearly two years in the tower, and his estates sequestered, for his adherence to the cause of Charles I; but they were restored to his successor, who was created a baronet, in 1660, immediately after the restoration of Charles II.

“Northeast of the house, the gardens contain the Grade II listed ruins of a tenth century church, St. Mary Magdalene, dated 946, within its curtilage”

“From the Old Rectory there is an outstanding and far-reaching view of adjoining Oxborough Hall Estate (National Trust) - a romantic, moated manor house, built by the Bedingfeld family in the fifteenth century, with its historic parkland and lake”



Local Pub, Oxborough

Saint John the Evangelist Oxborough



Location



Postcode for satellite navigation: PE33 9PT



On The Doorstep...

Oxborough is famous for its church and the manor house Oxburgh Hall, which is one of National Trust's most prized moated properties. The village has a popular pub The Bedingfield Arms which serves food too.

Oxborough is a modern day village and parish in Swaffham district, Norfolk, and is part of the Breckland local government district, and stands three miles (NE by E) from Stoke-Ferry, seven miles (SW) from Swaffham railway station (disused), and eight miles from the town of Swaffham which has splendid Georgian buildings, a magnificent church and a lively Saturday market. Along

the north-western border runs Oxborough Wood, which includes a nature reserve at its most southerly tip. The parish is bordered to the south by the River Wissey, and to the north by Caldecote Fen and Fen Wood.

Oxborough parish contains the village of that name and the remains of Caldecote village, as well as the area to the southwest which is referred to as Oxborough Hythe. Under an hour's drive to the north lies the North Norfolk Heritage Coast, a designated area of outstanding natural beauty. Nature reserves, salt marshes, unspoilt beaches and timeless villages can all be found locally.

Directions

From Kings Lynn take the A10 towards Downham Market and at the roundabout take the first exit onto the A134 signposted Thetford and stay on this road. After approximately 9.5 miles turn left onto Oxborough Road signposted Oxborough. Stay on this road for approx. 2 miles and turn right onto Ferry Road. The Old Rectory will be shortly found on your left.

To arrange a viewing of this property please contact

North & West Norfolk

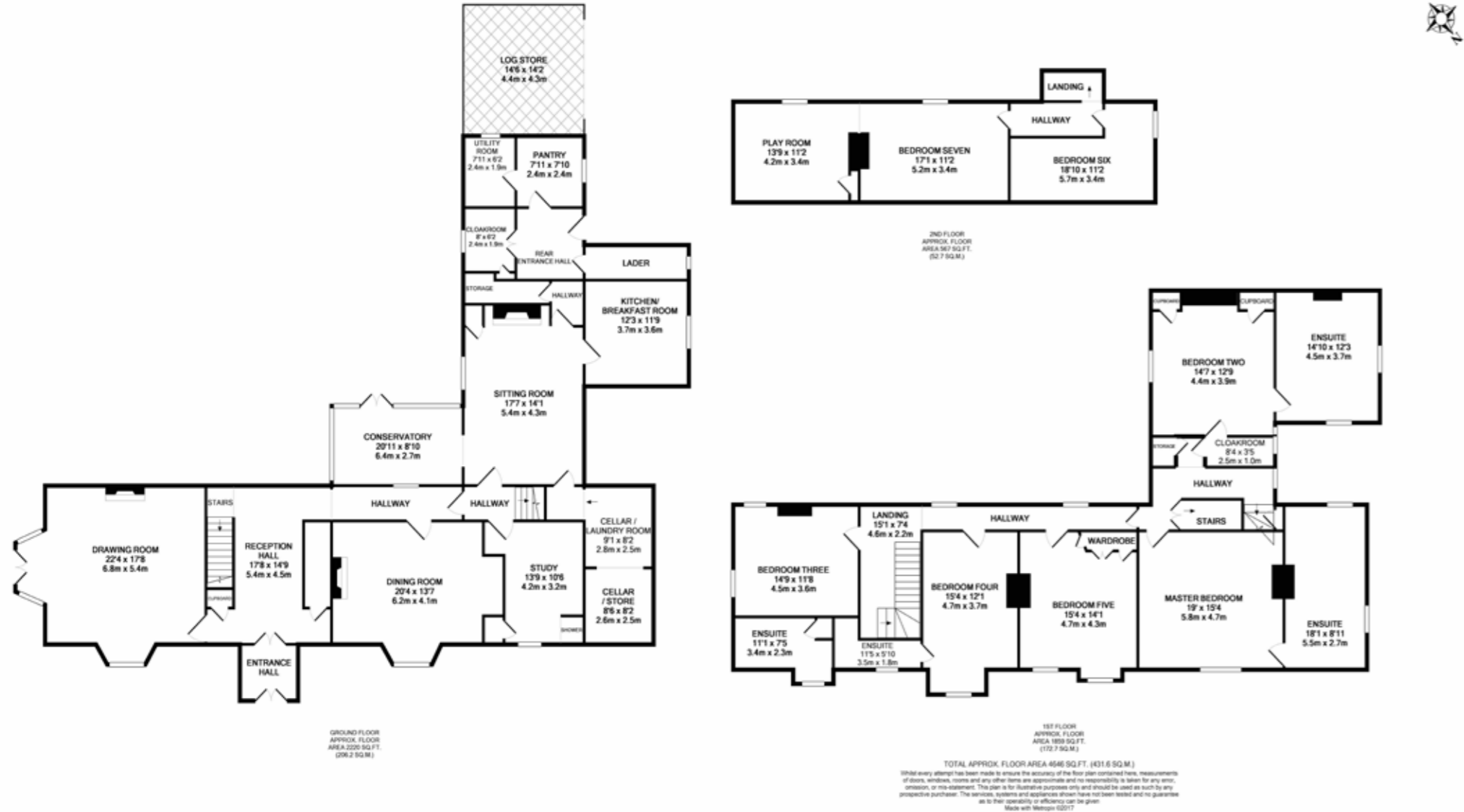
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Tel: 01553 769 100 www.fineandcountry.com

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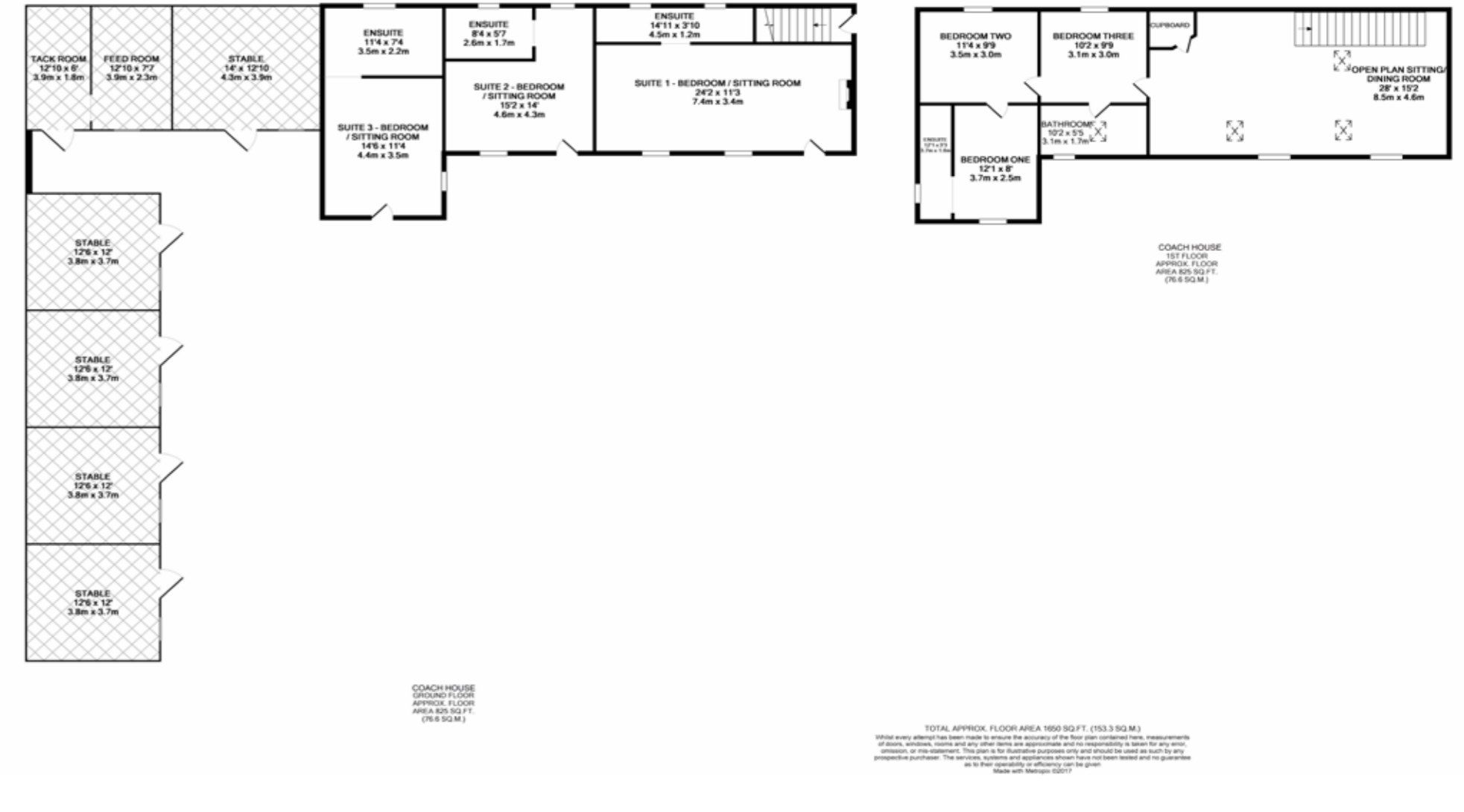
The Old Rectory



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The Coach House and Stables

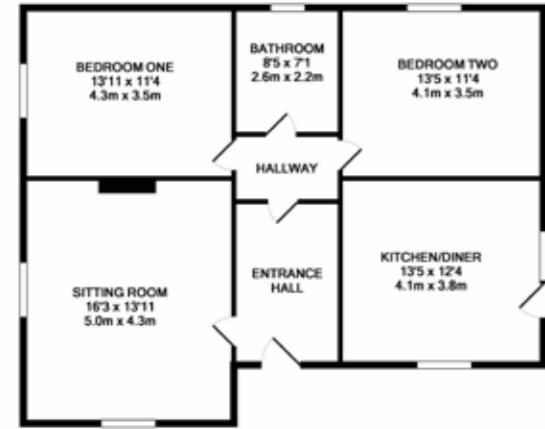


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Rectory Lodge

Rectory Cottage

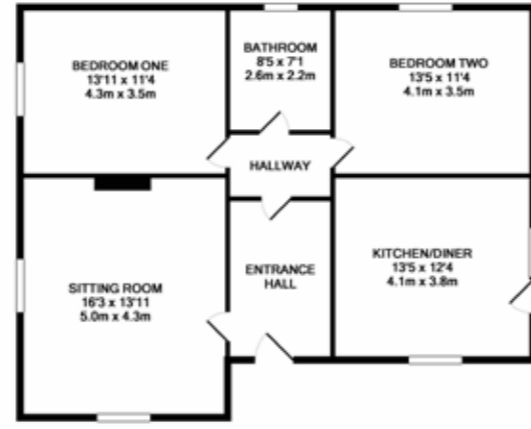


GROUND FLOOR
APPROX. FLOOR
AREA 866 SQ.FT.
(80.5 SQ.M.)

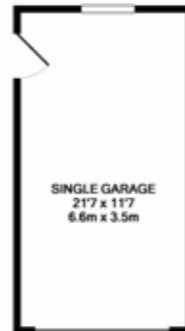


DOUBLE GARAGE
APPROX. FLOOR
AREA 509 SQ.FT.
(47.2 SQ.M.)
TOTAL APPROX. FLOOR AREA 866 SQ.FT. (80.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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GROUND FLOOR
APPROX. FLOOR
AREA 866 SQ.FT.
(80.5 SQ.M.)



SINGLE GARAGE
APPROX. FLOOR
AREA 251 SQ.FT.
(23.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 866 SQ.FT. (80.5 SQ.M.)
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Energy Graphs



Additional Information

LOCAL AUTHORITY Breckland District Council

AGENTS NOTES: Mains Electricity and Water, Oil Central Heating, Septic Tank

1. Rectory Lodge, the cottage nearest The Old Rectory has a planning restriction stating it should only be occupied by the applicants, the applicants relatives or the applicants employees and shall not at any time be occupied, sold or otherwise disposed of as a separate unit of accommodation unrelated to the existing residential dwelling known as The Old Rectory.

These particulars, 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 the employment of Fine & Country or Norfolk Country Properties has the authority to make or give any representation or warranty in respect of the property.

We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

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