



Oakhurst, Top Common, East Runton

In Excess of £650,000

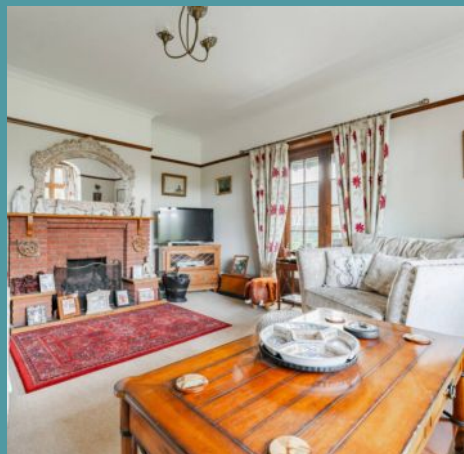
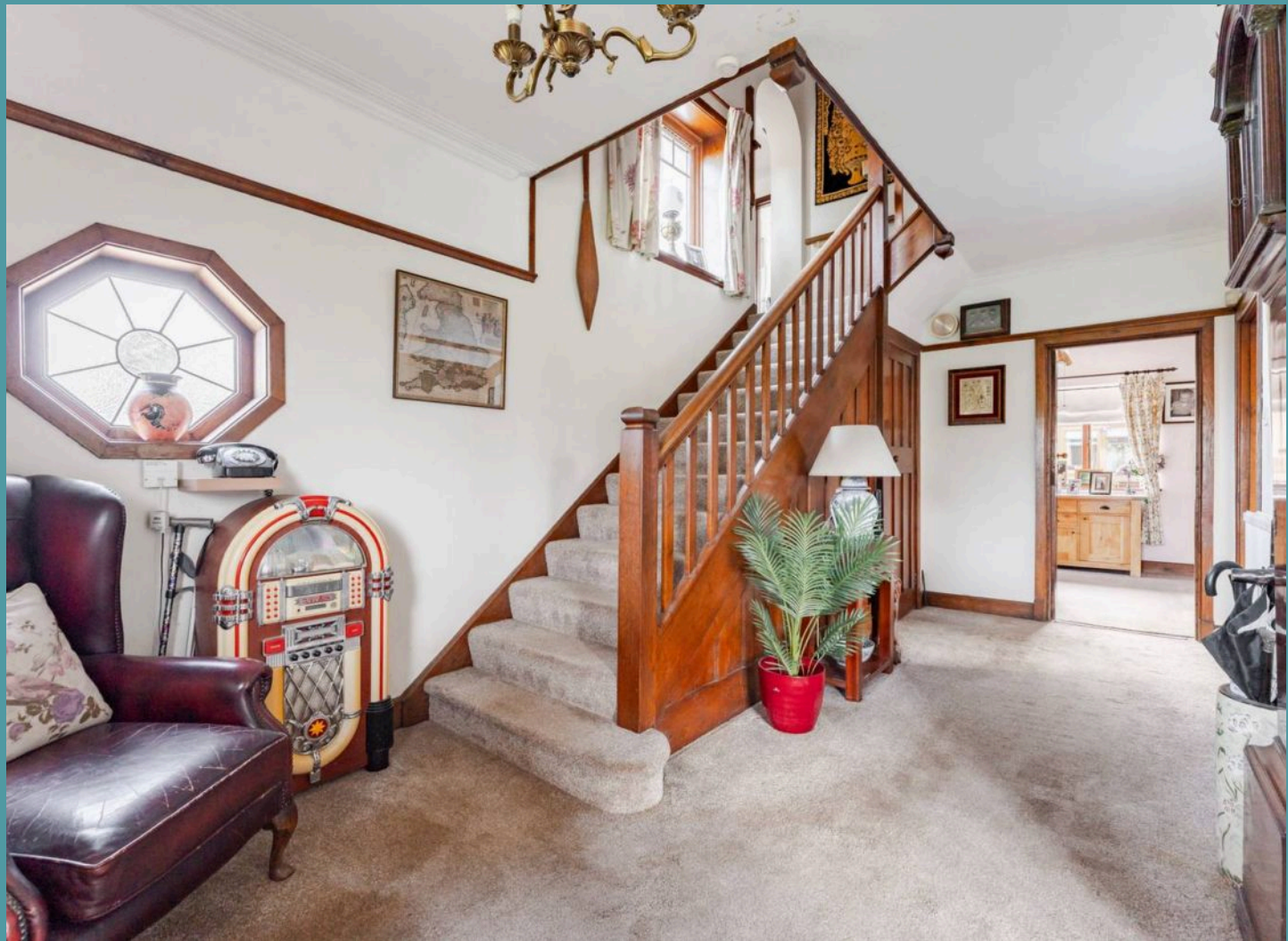
Oakhurst Top Common

East Runton, Cromer

Positioned in the heart of East Runton village, lies this exquisite Edwardian residence that sits on approximately $\frac{1}{4}$ of an acre plot of well-kept secluded grounds (stms). Showcasing original features including exposed brick-work, wooden beams, solid oak doors and high ceilings, upgraded with a Rangemaster cooker, a self-contained annex and fixtures and fittings that accommodate a modern lifestyle, whilst retaining its traditional charm. Its prime position between the coastal town of Cromer and its neighbouring village of West Runton, provides a balance of scenic countryside whilst having easy access to amenities and Norfolk the coast. Don't miss the chance to experience all this residence has to offer.

Explore East Runton

East Runton is a quintessential English village located on the north coast of Norfolk, between the desirable seaside town of Cromer and the neighbouring village of West Runton. The village lies just a short distance from the coast, offering easy access to the stunning beaches and the scenic Norfolk coastline. Surrounded by scenic countryside, East Runton is a peaceful and idyllic spot, with a rich history and a close-knit community. Its convenient location provides a perfect balance of tranquil village life while being within reach of local amenities and attractions, especially the nearby town of Cromer, renowned for its pier and vibrant seaside atmosphere.



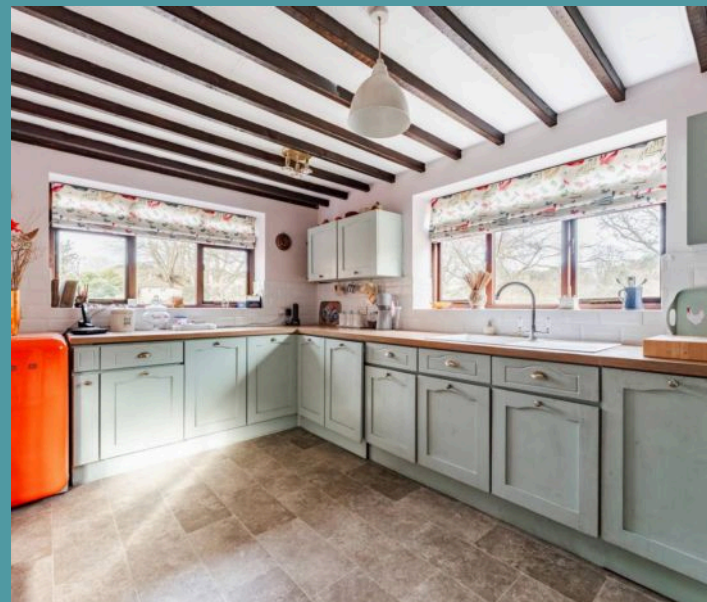


Oakhurst Top Common

East Runton, Cromer

As you arrive to this prestigious Edwardian residence, you are greeted by the beautiful façade that gives you a hint into charm that lies within. Overlooking the village common, with a natural pond directly opposite, the surrounding landscape promises a serene setting whilst offering picturesque views. Gates open onto a shingle driveway that extends down the side of the home, providing off-road parking for multiple vehicles. Leading down to a detached garage for storage options or secure parking. The well-kept front lawn is bordered by mature trees and hedging, secluding the residence for privacy.

A storm porch provides shelter at its entrance, suitable for storing outdoor wear after a long walk by the coast or the close by countryside. The glazed solid oak door opens into the grand entrance hall, where you'll be drawn to the retained original features that has been lovingly maintained over the years.



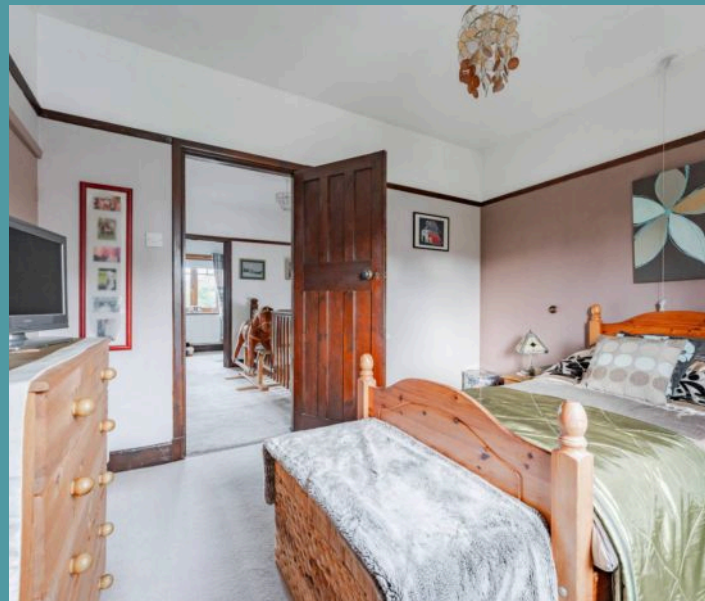


Oakhurst Top Common

East Runton, Cromer

Additional solid oak period doors leads you into the welcoming reception rooms, where a warm ambiance accentuated by the brick-built fireplace with an open fire, lures you into the sitting room, inviting relaxation and entertaining. The formal dining room encourages intimate family meals or hosting gatherings with loved ones. The breakfast room showcases an arched opening into the kitchen, equipped with wall and base units, a Rangemaster oven and spaces for your own appliances, to be able to cook your favourite home cooked meals.

A central laundry room has easy access from the main residence and the annex, for additional storage and laundry essentials. The annex can be accessed via the laundry room, however it also has its own entrance through the double doors. The open-plan kitchen/dining room is equipped with cooking essentials, as well as space for your seating arrangements and dining set-up. A double bedroom provides relaxation and privacy, complemented by a shower room. The annex can serve several purposes, whether that is a home office, income purposes or additional accommodation for family members.





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East Runton, Cromer

Ascend the staircase to the first floor, where you will encounter four lovely sized bedrooms, each thoughtfully designed to offer the utmost comfort and relaxation. The fourth bedroom has the flexibility to be a study, dressing room or guest room, depending on your own preferences. Complete with a family bathroom, comprising of a four piece suite, as well as a separate WC.

Set on approximately $\frac{1}{4}$ of an acre plot (stms), with an expansive wrap around garden that offers endless possibilities for outdoor activities and enjoyment, whether that is gardening, hosting summer BBQs or simply relaxing in the sunshine. It is predominately a maintained lawn, with a patio area for your outdoor seating arrangements. There is ample amount of space for your timber storage shed, a summerhouse or a greenhouse, to adapt to your own requirements. Overall, it is fully enclosed, promising a lifestyle of privacy and seclusion.

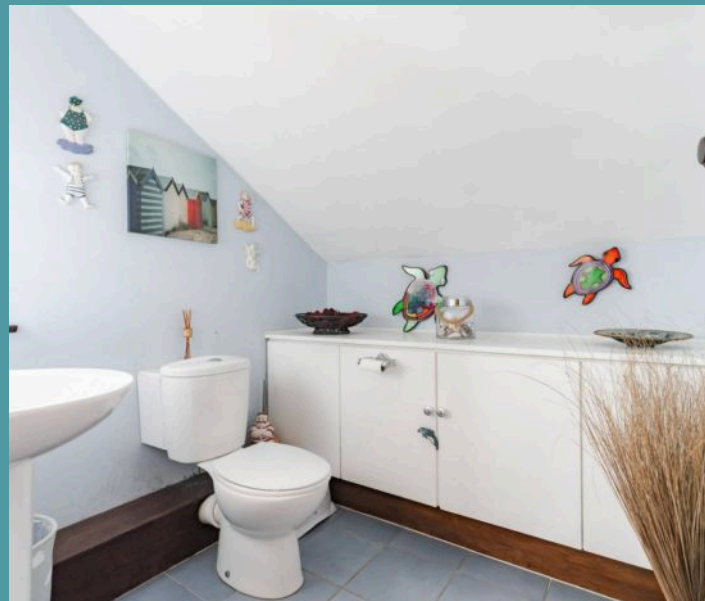
Agents Notes

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council Tax Band: D





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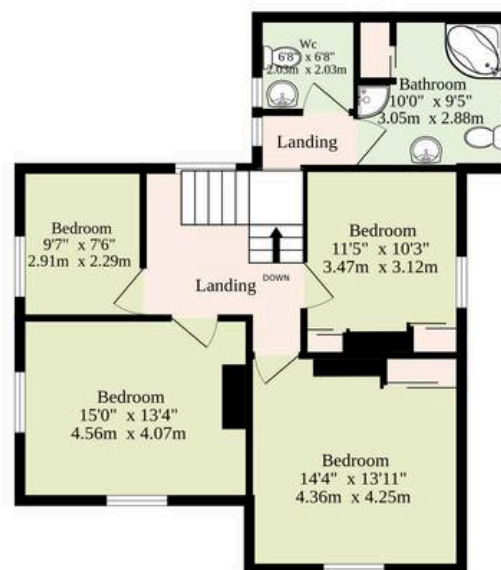
- Prestigious Edwardian residence, set on approximately 1/4 acre plot (stms), in the beautiful village of East Runton
- Showcases preserved original features throughout, including exposed brickwork, wooden beams, solid oak doors and high ceilings
- Welcoming reception rooms including a sitting room with a brick-built fireplace, a formal dining room, and a breakfast room with an arched opening into the kitchen
- A flexible self-contained annex with its own kitchen, double bedroom, and shower room, creating additional accommodation, a home office or income purposes
- Four bedrooms including a flexible room that can serve as a study, dressing room, or guest room, complete with a family bathroom and a separate WC
- A wrap around garden offering endless possibilities for outdoor activities and enjoyment, with an extensive driveway and a detached garage
- Prime position between the coastal town of Cromer and the village of West Runton, offering easy access to nearby beaches, amenities and scenic countryside



Ground Floor
1321 sq.ft. (122.7 sq.m.) approx.



1st Floor
823 sq.ft. (76.5 sq.m.) approx.



Garage
186 sq.ft. (17.3 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 2330 sq.ft. (216.5 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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