

ROSEWOOD, SHORTTHORN ROAD,
STRATTON STRAWLESS, NORFOLK



Rosewood is a spacious detached home set on a generous plot with ample parking and a double garage. Designed for modern living, it combines high-quality finishes, traditional craftsmanship, and the latest eco-friendly technology. Located on a quiet country road, it offers a peaceful rural setting while remaining conveniently close to commuter routes and Norwich's amenities.

Norwich city centre 8.2 miles, Norwich train station, 8.8 miles, Norwich Airport 5.5 miles, Aylsham 5.7 miles, Wroxham/Norfolk Broads 8.8 miles, Cromer 15.8 miles (distances are approximate).

Property Summary

Gross Internal Floor Area: 2,239 sq ft (208.1 sq m) estimated and subject to change.

Entrance hall, open plan kitchen/dining/living area, utility, principal bedroom with walk-in wardrobe and en suite, bedroom 2 with ensuite, two further bedrooms and main bathroom.

Please read Important Notice on the floor plan page



Example interior from previous development

ROSEWOOD, SHORTTHORN
ROAD, STRATTON STRAWLESS,
NORFOLK

Description

Rosewood is one of only two exclusive detached bungalows constructed by Bridge Homes, occupying a generous plot within the sought-after Norfolk village of Stratton Strawless.

Surrounded by open countryside and far-reaching rural views, the property combines high-specification contemporary living with the tranquillity of a picturesque village setting.

The property is approached via an impressive entrance which opens into a spacious and welcoming reception hall, immediately setting the tone for the quality and scale found throughout the home. From here there is access to a cloakroom/WC and a substantial double-door storage cupboard, ideal for practical everyday use.

Solid oak and glazed double doors lead through to the stunning open-plan living space, undoubtedly the heart of the home. Designed for modern family living and entertaining alike, this expansive area features a striking central wood-burning stove creating a natural focal point between the living and dining spaces. The dining area is flooded with natural light via impressive bi-fold doors positioned to both the side and rear elevations, seamlessly connecting the interior with the extensive gardens and surrounding countryside.

The contemporary kitchen has been thoughtfully designed with both functionality and style in mind, offering extensive work surfaces, an abundance of cabinetry and a substantial central island incorporating the hob, additional storage and breakfast bar seating ideal for informal dining and social gatherings.

A separate utility room provides valuable additional space, particularly suited to rural and family living, with provision for laundry appliances together with a bespoke pantry storage area.

The bedroom accommodation is positioned to one side of the property, creating an excellent degree of privacy and separation from the principal living space. The impressive principal suite

enjoys a peaceful rear aspect overlooking the gardens and benefits from direct garden access via double doors, together with a walk-in wardrobe and luxurious en-suite shower room.

Bedroom two also benefits from its own generous en-suite shower room, whilst two further well-proportioned double bedrooms are served by a beautifully appointed family bathroom complete with freestanding bath, double-width walk-in shower, twin wash basins and WC.

Externally, Rosewood occupies an exceptional plot with extensive gardens enjoying open views across the surrounding Norfolk countryside. The outdoor space offers enormous potential for landscaping, entertaining and family enjoyment, whilst ample private parking and the property's exclusive setting further enhance the appeal of this outstanding home.



Contemporary & Energy Efficient Living

Designed for modern living, Rosewood combines exceptional comfort with a range of energy-efficient features that enhance both sustainability and day-to-day convenience.

The property benefits from an advanced air source heat pump system, providing efficient heating and hot water throughout the home whilst helping to reduce energy consumption and ongoing running costs. Complementing this, integrated solar panels harness renewable energy to support the property's electrical usage, creating a home that is both environmentally conscious and economical to run.

Further enhancing the home's future-ready specification is a dedicated electric vehicle charging point, offering the convenience of at-home charging for electric and hybrid vehicles. Together, these carefully considered features ensure Rosewood delivers not only luxury and style, but also the advantages of efficient, contemporary countryside living.

The Developer

Rosewood has been constructed by respected local developer Bridge Homes, a company recognised for delivering carefully designed homes built with a strong emphasis on quality craftsmanship, traditional construction methods and attention to detail.

Unlike many volume-built developments, Rosewood has been individually designed and carefully constructed using traditional building techniques and high-quality materials to create a home of lasting substance and character. Every aspect of the property has been considered to provide a superior standard of finish, combining timeless construction principles with contemporary styling and modern efficiencies.

From the solid internal oak doors and spacious open-plan design to the carefully specified kitchen, bathrooms and energy-efficient systems, the property reflects a commitment to both durability and refined modern living.

As one of only two exclusive homes within this select development, Rosewood offers a rare opportunity to acquire a high-specification countryside residence built with genuine care, quality and longevity in mind.

Location

Set within the peaceful rural village of Stratton Strawless, Rosewoods location is within the attractive countryside setting whilst remaining remarkably convenient for access to Norwich and the North Norfolk coastline. Surrounded by open the Norfolk countryside and mature woodlands, the village enjoys a quiet and semi-rural atmosphere ideally suited to buyers seeking space, privacy and a slower pace of life without complete isolation.

The development is positioned approximately 8 miles north of Norwich, with easy access via the nearby A140, allowing straightforward travel into the city centre, Norwich International Airport and the wider Norfolk road network. Norwich itself provides an extensive range of facilities.

For day-to-day amenities, the nearby market town of Aylsham is just a short drive away and offers supermarkets, cafés, pubs, schooling and a variety of independent shops and services. The neighbouring villages of Buxton and Hevingham further enhance

local convenience with community facilities, village amenities and well-regarded primary schooling options.

The surrounding countryside provides excellent opportunities for walking, cycling and outdoor pursuits, whilst the Norfolk Broads and North Norfolk coast can both be reached within comfortable driving distance, making the location particularly appealing for those seeking a balance between rural living and accessibility.

Stratton Strawless remains one of Broadland's lesser-known village settings, offering an appealing blend of countryside character, connectivity and exclusivity an ideal setting for these two substantial detached bungalows.

Norwich & the surrounding area

Stratton Strawless is situated just a short drive from Norwich, offers the ideal balance of peaceful countryside living with convenient access to one of the UK's most historic and vibrant cathedral cities.

Norwich provides an extensive range of amenities including shopping, restaurants, cafés, theatres and leisure facilities, together with highly regarded schooling and university education. The city is well known for its blend of historic character and modern living, with destinations such as the Norwich Lanes and Chantry Place offering a diverse retail and dining experience.

For commuters and travel connections, Norwich railway station provides direct services to London Liverpool Street, whilst Norwich International Airport and the nearby A140 offer excellent regional connectivity.

The surrounding Norfolk countryside, nearby Broads and North Norfolk coastline further enhance the appeal of the location,

making the area particularly attractive for those seeking both convenience and lifestyle.



Specification

Kitchen

- Individually designed kitchen with quartz worktops (choice of colour subject to build stage)
- 2 x Neff ovens with Neff induction hob
- Neff fridge freezer
- Neff dishwasher
- Neff wine cooler
- Boiling tap
- Insinkerator waste disposal unit
- Spaces for washing machine and dryer in utility room

Bathroom

- Bathroom and en-suites fully tiled with porcelanosa tiles
- Bristan taps and thermostatic built in shower levels access shower trays
- Heated towel rails to en-suite and bathroom
- Wall hung sink vanity units
- Wall hung toilets
- Freestanding bath

Outside

- Plot size approximately 0.5 acre
- Large driveway and gardens to front
- White render to front and rear elevations with bespoke shaped windows to front elevation
- Rear garden to be rotavated
- Grey Indian sandstone or porcelain patio area (customer's choice subject to build stage)
- Double garage with electric sectional doors and electric car charging point
- Sandtoft clay pantiles
- Windows in anthracite colour and aluminium bi-fold doors in anthracite
- Black wood grain effect fascia and soffit guttering
- 2 outside taps
- Extensive outside lighting

General

- Samsung air source heat pump
- Feature oak trusses and beams throughout living room and kitchen area
- Feature brickwork to entrance hall
- Oak porch
- Underfloor heating throughout
- Feature fireplace with double sided woodburner
- Oak internal doors and brushed nickel handles
- Full fibre broadband
- Tiling to all ground floor (Porcelanosa) kitchen, hall, w/c, boot room and utility or carpet option in lounge if preferred (subject to build stage)
- Wired burglar alarm system
- Smoke detectors and carbon monoxide detector
- TV points to all bedrooms, lounge and kitchen/diner
- Downlights to every room
- Solar panels

10 Year build warranty
Architect's certification

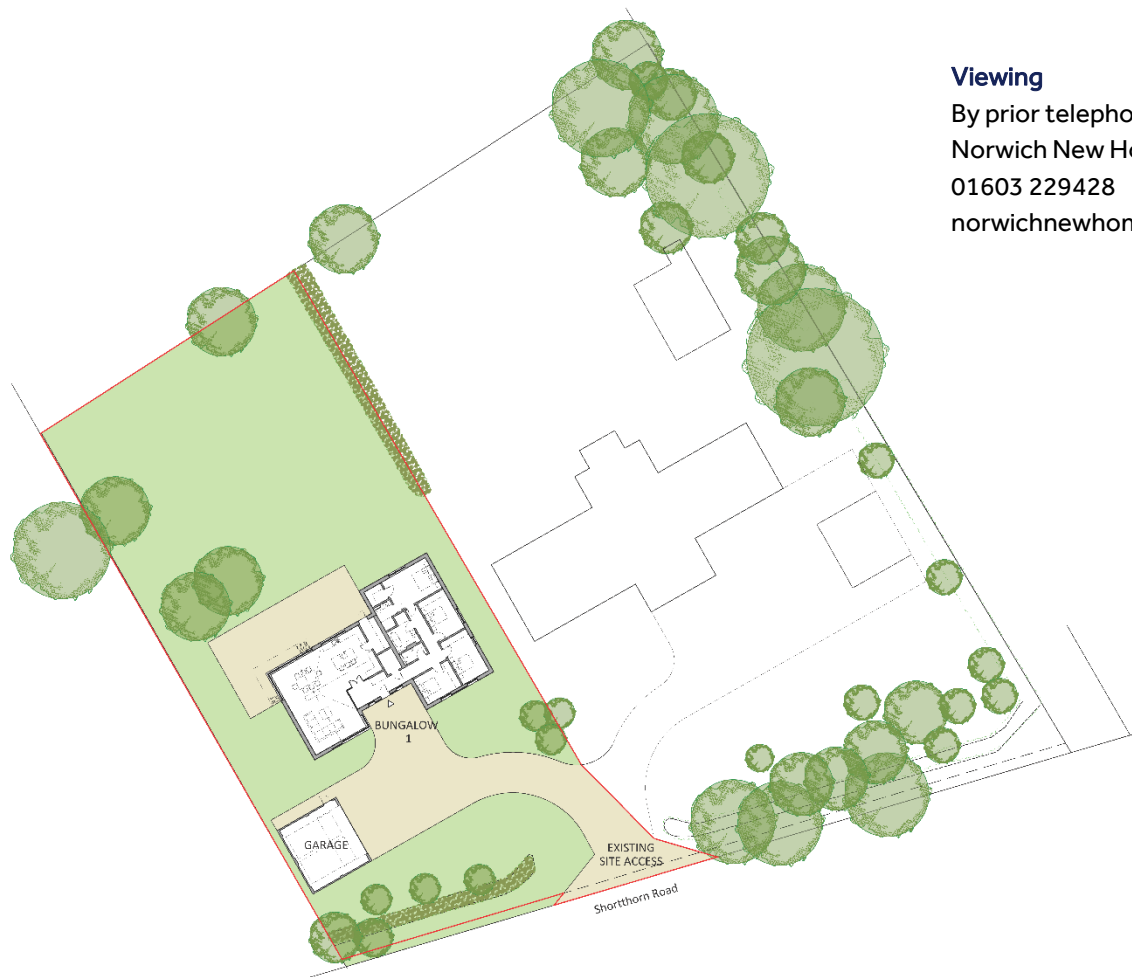


Example interior from previous development

Property Highlights

- Substantial internal accommodation of approximately 2,239 sq ft (208.1 sq m) estimated.
- Feature internal brick work and solid oak frames
- Double garage with electric doors
- Generous plot with sizable parking area
- Feature wood burner stove
- Full integrated Neff appliances
- Beautiful feature free stand bath to family bathroom
- Air source heat pump with underfloor zoned heating in every room with digital thermostat
- Fully tiled bathroom & en-suites walls and floors with Porcelanosa tiles
- BT point for broadband
- 10 year construction warranty
- Easy access to the city of Norwich, offering a wide range of amenities including shopping centres, restaurant's, train station and airport





Viewing

By prior telephone appointment with Bidwells
Norwich New Homes
01603 229428
norwichnewhomes@bidwells.co.uk

Additional Information

Local Authority

Broadland District Council

Outgoings

Estimated Council Tax Band: G
Estimated Council Tax Payable
2026/2027: £4,251.27

Services

All mains services are connected to the property with heating and hot water served by airsource heat pump.

Fixtures & Fittings

All items normally designated as tenant's fixtures and fittings are expressly excluded from the sale.

Predicted Energy Rating xxx

Tenure & Possession

The property is for sale freehold with vacant possession on completion

Health & Safety

Please ensure that you take due care when inspecting any property.

Important Notice

Bidwells LLP act for themselves and for the vendors of this property, whose agents they are, give notice that: Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated. Prospective purchasers may be asked to produce identification of the intended Purchaser and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise. OS licence no. ES 100017734. © Copyright Bidwells LLP 2018. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.