

# The View – Drayton – Norfolk

Asking Price £1,250,000



## Full Description

### Entrance Hall

A grand, light-filled entrance hall welcomes you with high ceilings and bespoke finishes, setting the tone for the elegance that unfolds throughout the home

### Kitchen/Breakfast Room/Snug

A chef's dream, this expansive kitchen boasts state-of-the-art appliances, a large central island, and a walk-in pantry, seamlessly blending functionality with style. Leading to the snug a cosy retreat with room for plush seating and with ambient lighting, perfect for intimate gatherings or quiet relaxation whilst gazing through the stunning floor to ceiling windows across the pool and patio.

### Utility Room

Equipped for modern appliances and ample storage, this space ensures household tasks are managed with ease.

### Dining Room

The dining room at The View is a harmonious blend of architectural elegance and natural beauty. Expansive floor-to-ceiling windows dominate the space, inviting an abundance of natural light that accentuates the room's refined finishes. These large panes of glass not only illuminate the interior but also frame picturesque views of the pool and gardens, creating

## Features

- Gym
- Sauna
- Cinema
- Swimming Pool
- Sonos Sound Integrated
- State-of-the-art heating throughout

## Contact Us

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a seamless connection between the indoors and the serene outdoor environment.

The room's design is both sophisticated and inviting with a neutral palette that complements the surrounding scenery. Whether hosting formal dinners or enjoying intimate family meals, the dining room provides a setting that is both luxurious and comfortable, making every dining experience memorable.

### **Gym/Yoga Studio with Sauna & Shower Room**

A private wellness sanctuary that rivals the finest retreats. This dedicated space is large enough to host a state-of-the-art gym or a serene yoga studio for mindful movement, and a designer sauna with an adjoining shower, transforming daily routines into luxurious rituals of self-care.

### **Office/Bedroom 5**

A versatile, light-filled space designed for those who value productivity without compromising on style. Thoughtfully crafted to function as a high-end home office or an elegantly appointed guest suite, this room seamlessly adapts to the demands of modern luxury living with views over the pool.

### **Rear Hallway with Staircase & Lift**

Featuring a staircase, discreet private lift to the first floor, a further downstairs WC as well as entrance to the Study and access to the triple garage.

### **Triple Garage**

A spacious and impeccably finished triple garage, providing secure accommodation for prized vehicles and additional storage. Crafted to the highest standards, exceptionally well lit, it ensures that convenience and luxury are never mutually exclusive.

### **Sitting Room/Studio with Balcony**

A sophisticated sanctuary designed for both relaxation and creativity. Bathed in natural light from expansive windows, this versatile space seamlessly integrates indoor comfort with the outdoors via a private balcony, offering sweeping views of the gardens and infinity pool below. Perfect for unwinding with a book, entertaining guests, or pursuing artistic passions, this room exemplifies luxury living at its finest.

### **Cinema**

An exceptional home cinema that redefines in-house entertainment. Designed with plush, tiered seating and state-of-the-art audio-visual technology, it delivers an immersive viewing experience that rivals any premier movie theatre. Whether hosting exclusive screenings or enjoying family movie nights, this space transforms film into a truly indulgent occasion.

### **Principal Bedroom with Balcony, Dressing Room & Ensuite**

An opulent master suite that epitomises modern elegance and comfort. The spacious bedroom is flooded with natural light, leading out to a private balcony where morning coffee becomes a serene ritual. A fully fitted walk-in dressing room offers ample space for a luxury wardrobe, while the spa-inspired ensuite boasts a freestanding soaking tub with integrated television, double vanity, and shower, perfect for unwinding in style. This is more than a bedroom; it's a personal sanctuary that elevates daily living.

### **Bedroom 2 with Ensuite**

A beautifully appointed guest suite that balances style with comfort. Generously sized and featuring luxurious finishes, it boasts large windows

that invite natural light, creating an airy, welcoming atmosphere. The private ensuite bathroom features high-end fixtures and refined tiling, ensuring guests enjoy every modern comfort in an exclusive setting

### **Bedroom 3 with Ensuite**

A thoughtfully designed bedroom that offers a refined haven for family or guests. Soft lighting, quality materials, and a peaceful palette make this room as inviting as it is elegant. The ensuite bathroom features premium fittings, delivering an experience that makes every morning feel special.

### **Bedroom 4 with Ensuite**

A tranquil retreat designed for relaxation and privacy. This bedroom features expansive windows with views over the landscaped gardens, creating a calm and restful ambiance. The ensuite bathroom is finished to the highest standards, featuring a walk-in shower and designer fixtures, ensuring comfort and luxury at every turn.

### **Infinity Pool**

An architectural masterpiece that epitomises resort-style living, the infinity pool at The View seamlessly merges with the horizon, creating a striking visual spectacle. Perfectly positioned to catch the sun's rays, it offers a private oasis where you can unwind in luxurious seclusion. Whether hosting sophisticated poolside soirées or enjoying a tranquil sunset swim, this pool transforms every day into a holiday.

### **South-Facing Patio**

An expansive, sun-drenched patio designed to celebrate the art of outdoor living. Crafted with elegant stonework and thoughtfully positioned to embrace Norfolk's long summer days, it's an ideal setting for al fresco dining, evening cocktails, or simply lounging in the warmth of the sun. A seamless extension of the home's interior, this space invites relaxation and memorable gatherings.

### **Herb Garden**

A delightful culinary sanctuary that brings the art of fine living outdoors. This thoughtfully designed herb garden overflows with aromatic varieties, providing the perfect inspiration for fresh, seasonal cuisine. Nestled within the grounds, it's both a gardener's haven and a chef's dream, an idyllic space where luxury meets authenticity.

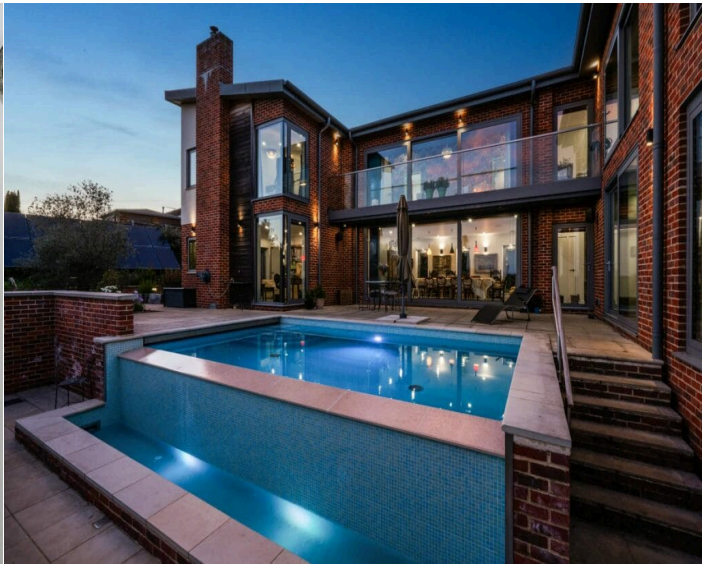
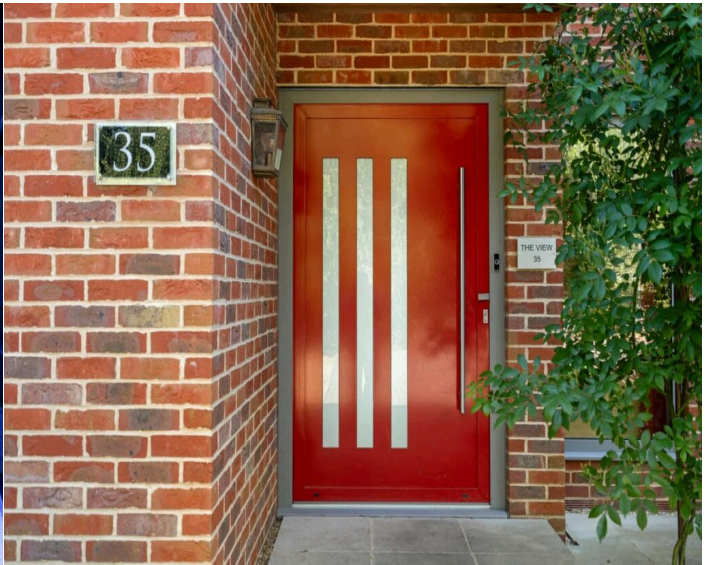
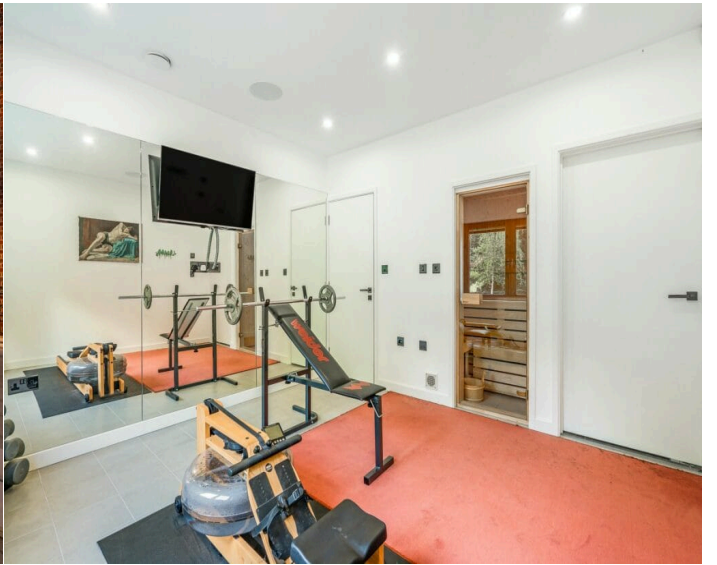
### **BBQ & Entertainment Area**

A dedicated entertainment zone that redefines social gatherings. With a state-of-the-art barbecue setup and comfortable, designer seating, this area invites lively summer feasts and sophisticated soirées. Whether it's an intimate family meal or a lavish party, this space transforms outdoor entertaining into a memorable occasion.

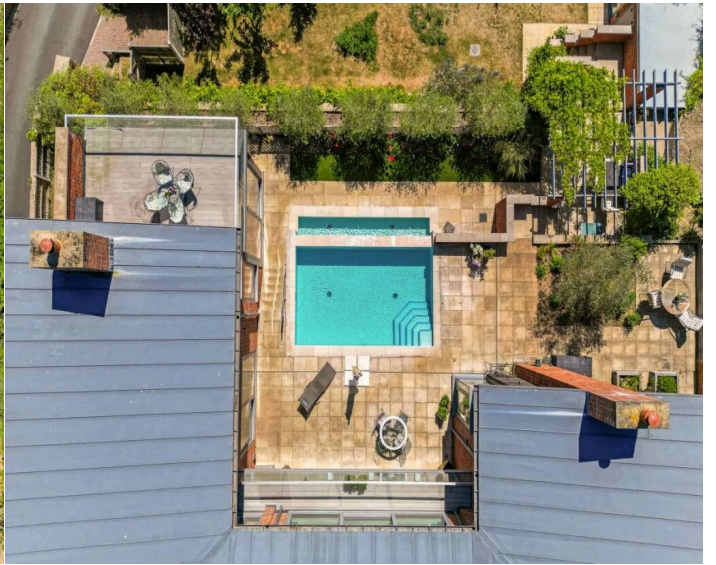
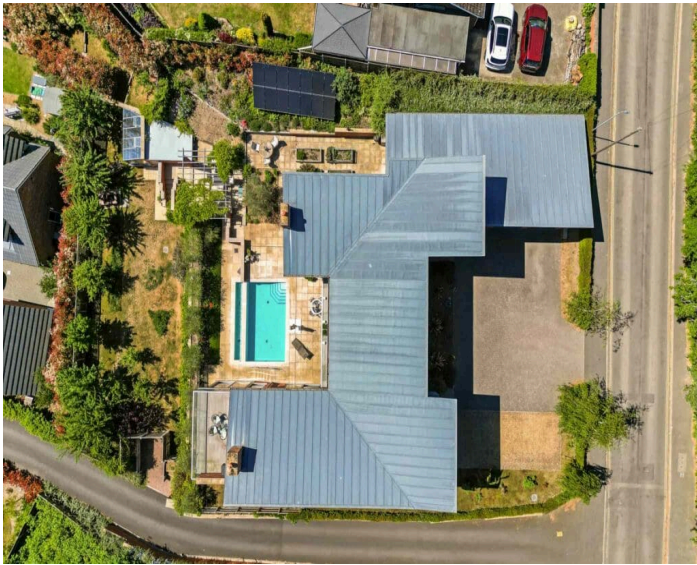
### **Lower Garden with Vines, Greenhouse/Potting Shed & Store**

South facing, featuring established vines that evoke the romance of a private vineyard, alongside a functional greenhouse for year-round cultivation, it's a space where passion for gardening flourishes. Thoughtfully integrated storage ensures that every tool and accessory is conveniently at hand, creating a seamless blend of beauty and practicality.





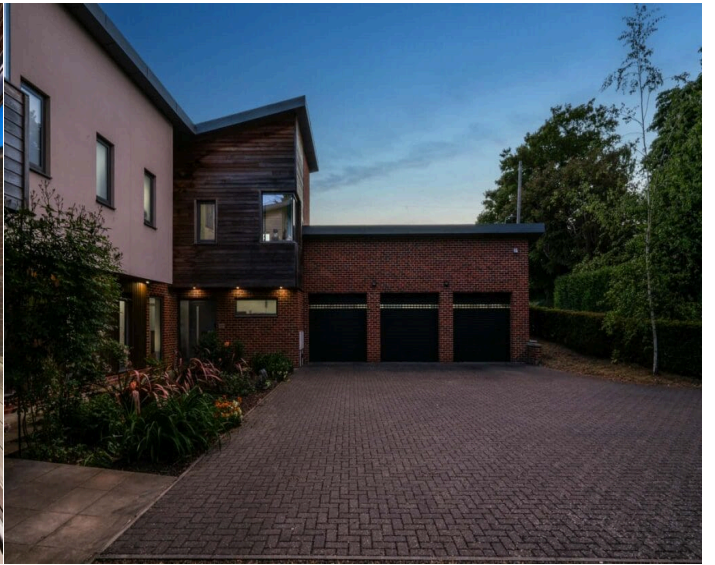
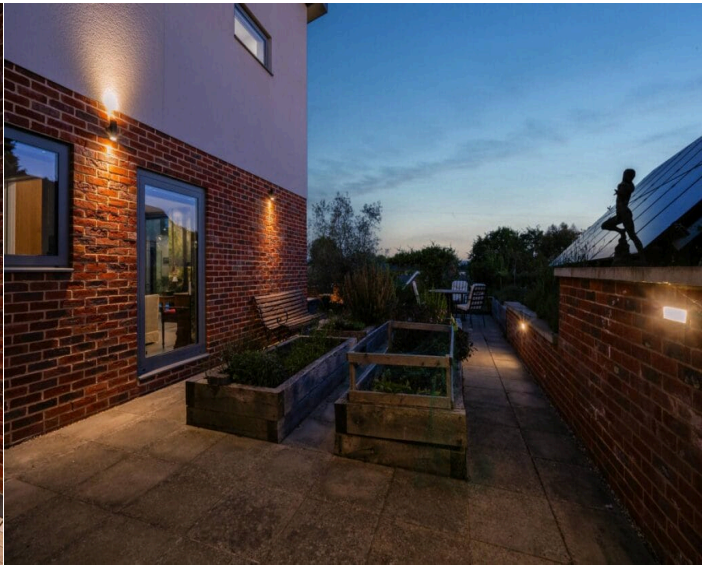
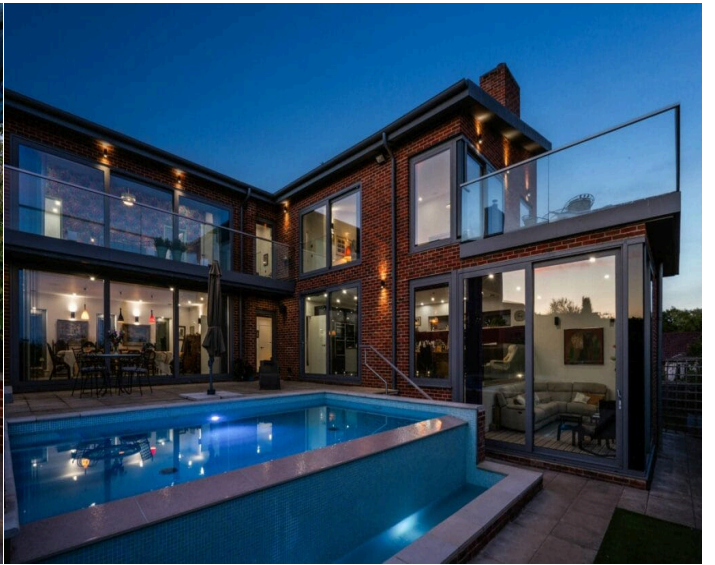








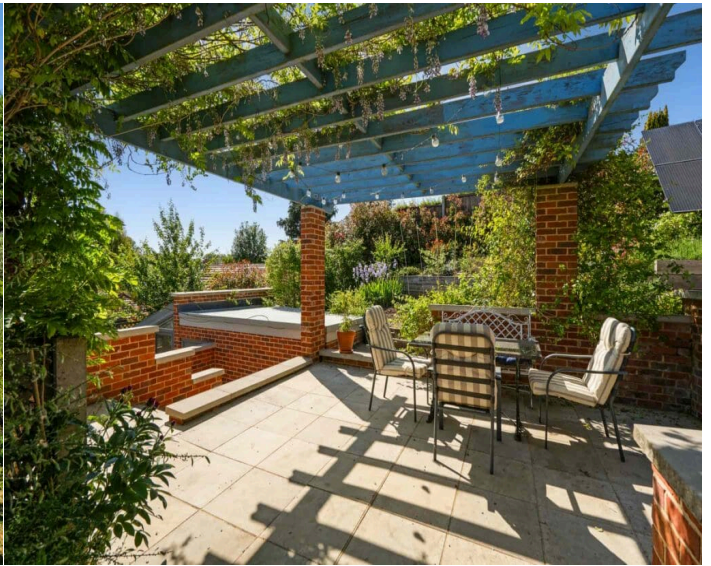




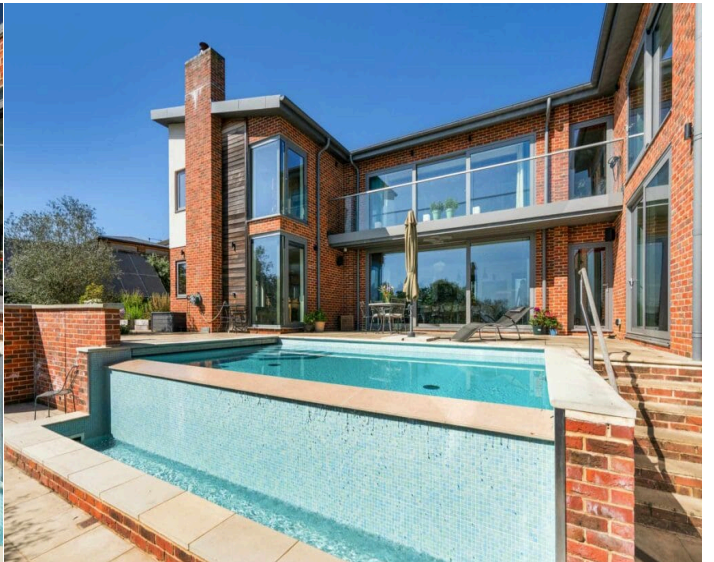
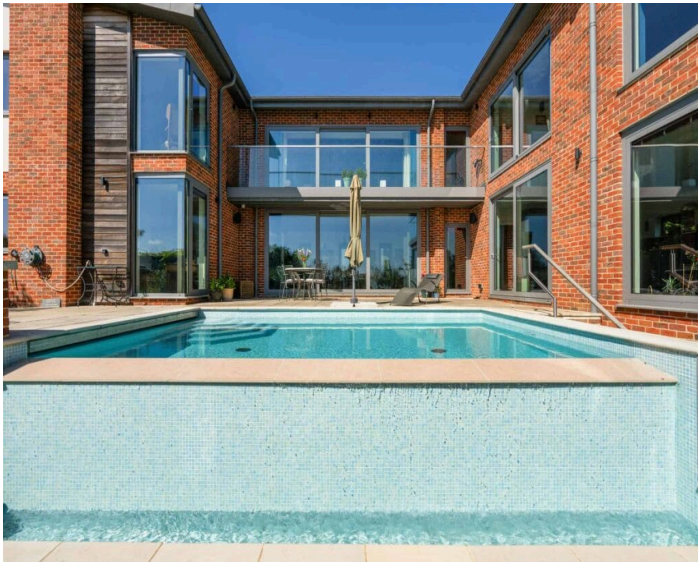
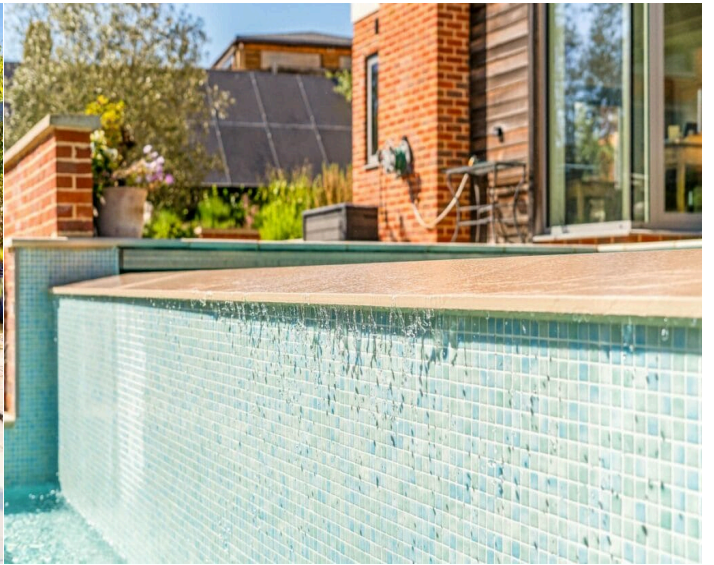








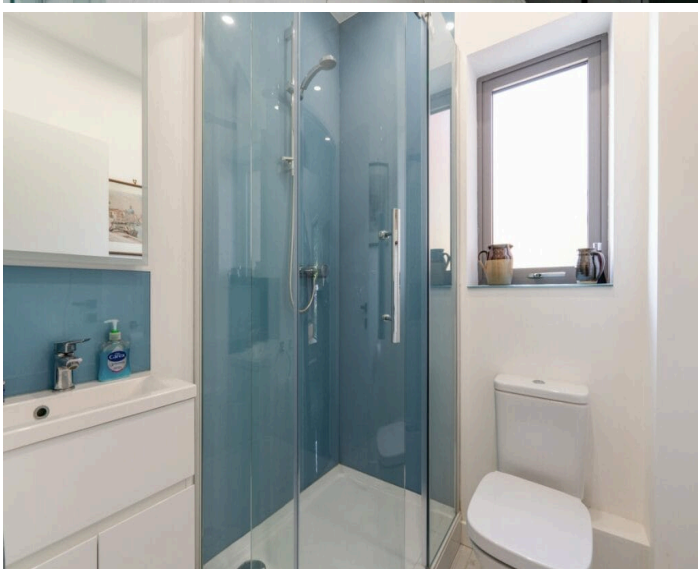
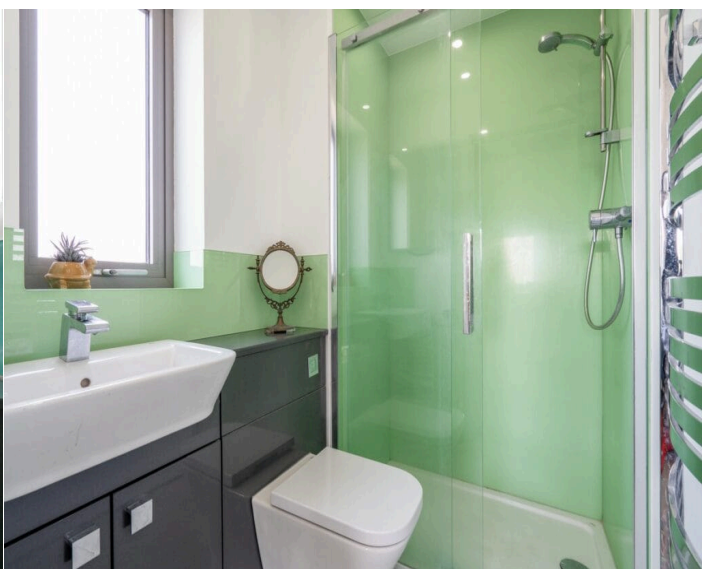
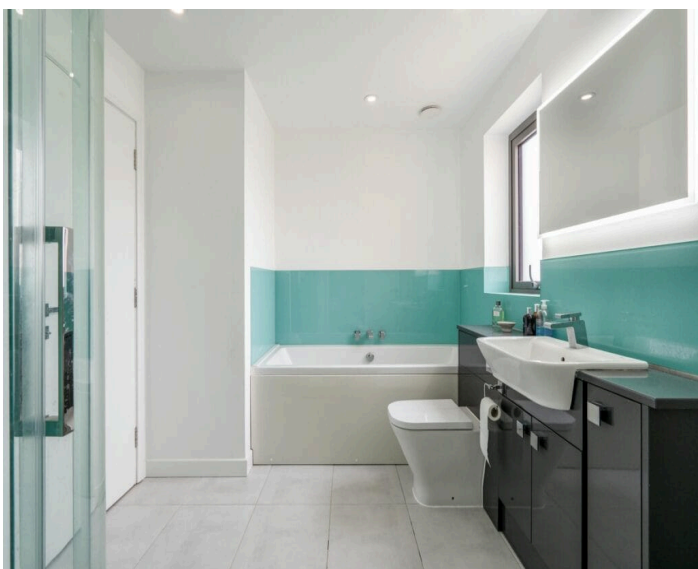








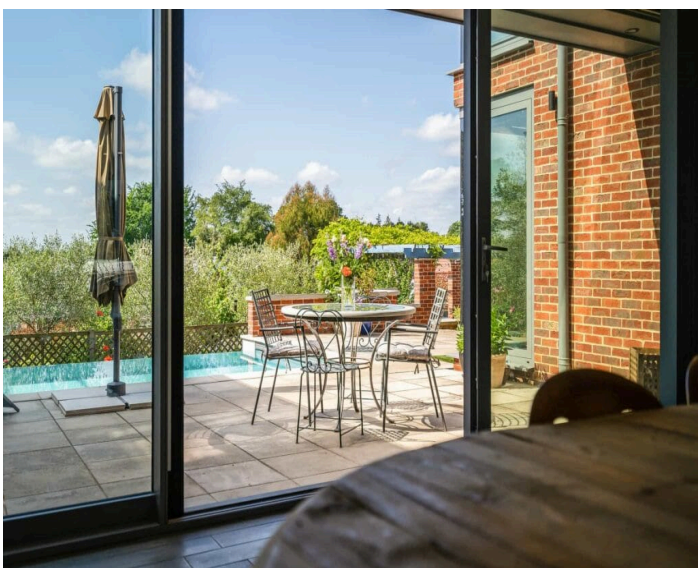
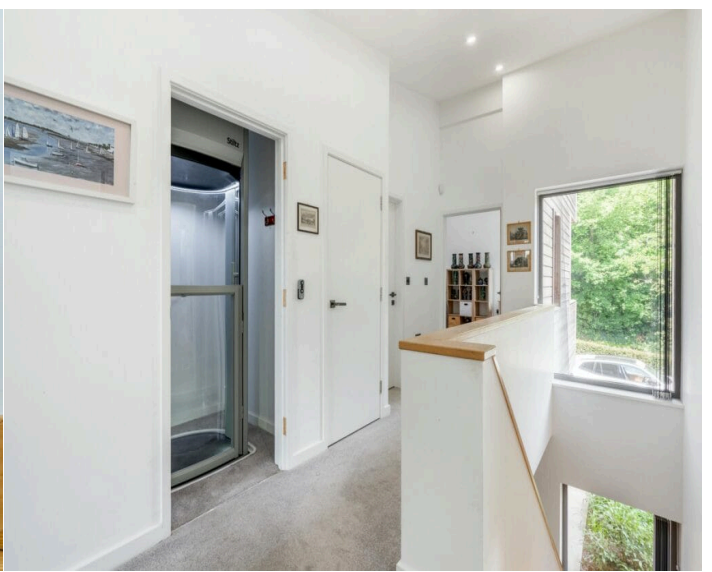
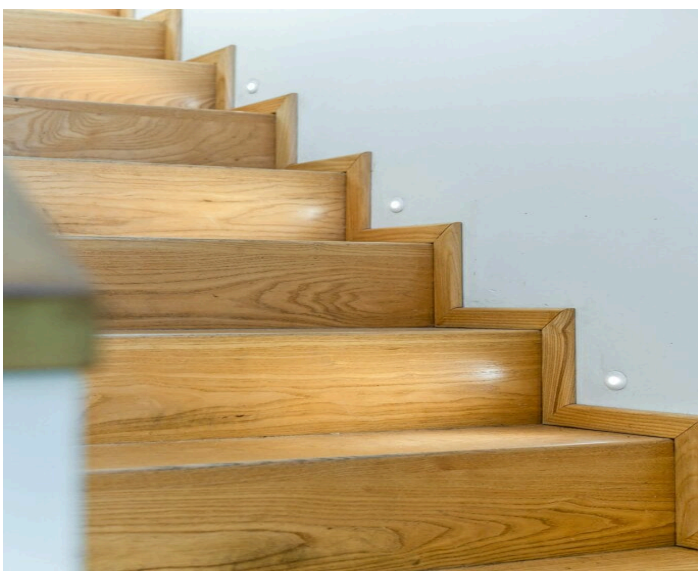




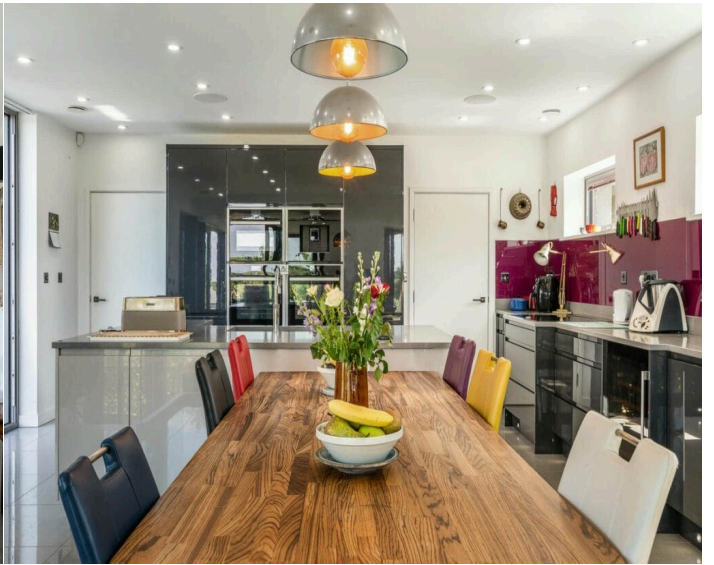




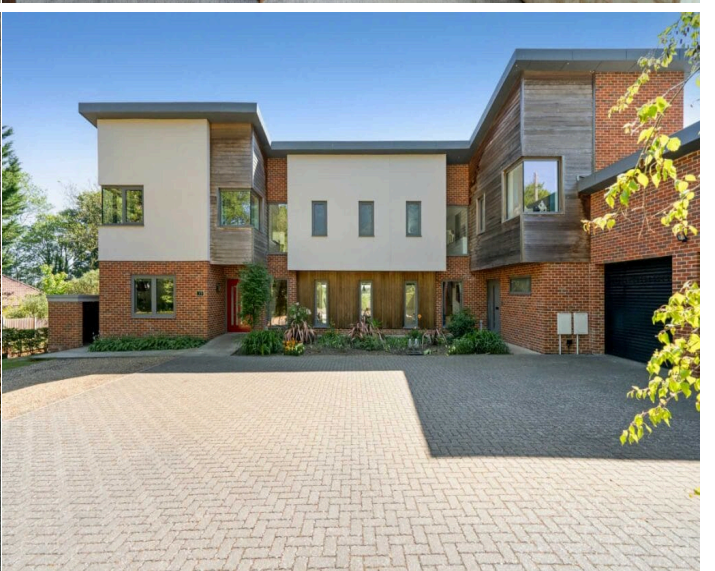




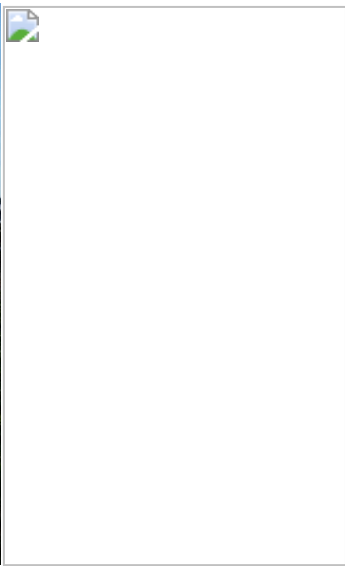








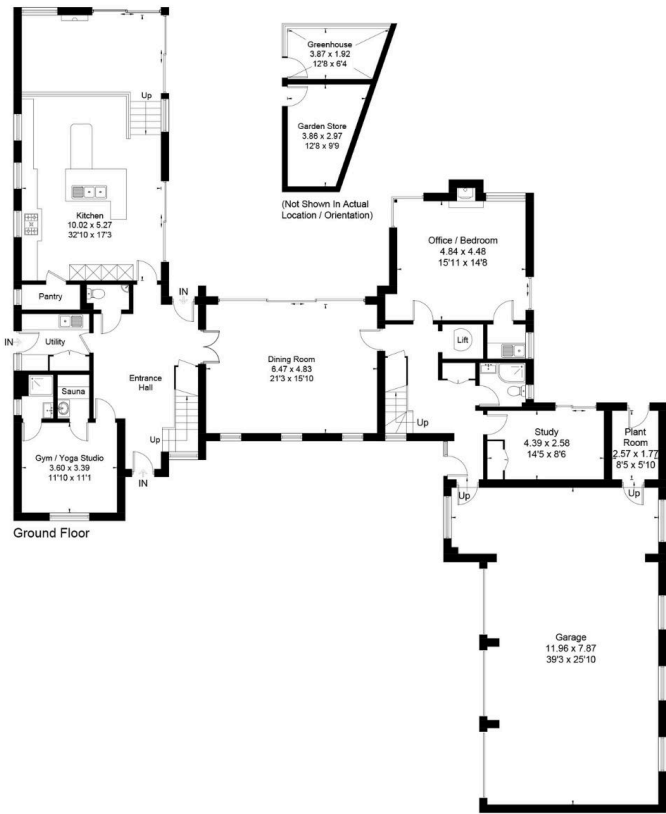






Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Floor Area = 483.4 sq m / 5203 sq ft  
 Outbuilding = 16.8 sq m / 181 sq ft  
 Total = 500.2 sq m / 5384 sq ft (Including Garage)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only.

