



Old School House, Norbury

£850,000 Freehold



Beautifully maintained four double bedroom, three bathroom character home, offering over two floors of spacious family accommodation and available with no upward chain. • Seamlessly blending period charm with modern comforts, featuring original exposed beams, oak flooring, exposed brickwork and a wealth of character throughout.

• Stunning open-plan kitchen diner with granite worktops, central island, integrated appliances, deluxe range cooker, wine cooler, utility room, pantry and adjoining ground floor shower room. • Generous and versatile living spaces including a charming living room with log burner and original abbey beam, plus a separate family room ideal as a cinema, playroom or additional reception. • Occupying a generous wrap-around plot with established gardens, patio seating areas, a gravel driveway, garage, EV charging point and a peaceful village location close to



No detention here, just a beautiful home that's passed every test with flying colours. Welcome to The Old School House, an exceptional four-bedroom, three-bathroom family home where period charm, generous living spaces and modern comforts all earn an A*. Steeped in character and lovingly maintained throughout, this remarkable home proudly wears its heritage. Original exposed beams, rich oak flooring and warm timber accents create a timeless atmosphere, while spacious, thoughtfully designed interiors make it perfectly suited to modern family life. Best of all, it's offered with no upward chain, so your next chapter can begin without delay.

Step through the front door into a welcoming entrance hall that immediately sets the tone. Oak flooring flows underfoot, practical storage keeps everything in order, and the staircase leads to the first floor, while doors invite you into the heart of the home. If every home has a star pupil, this kitchen certainly takes the prize. Designed as the true heart of the house, it effortlessly blends character with functionality. Exposed beams stretch overhead, dual aspect windows flood the room with natural light, and solid oak flooring continues the warm, inviting feel. The kitchen itself offers an impressive range of cabinetry topped with elegant granite worktops, complemented by a sociable central island with breakfast bar that's perfect for morning coffees, family breakfasts or evening catch-ups. Integrated appliances sit alongside a classic deluxe cooker with induction hob, while a built-in wine cooler ensures the adults have something to celebrate too. Connecting seamlessly is a practical utility room, complete with complementary cabinetry and worktops, tiled flooring, a charming barn-style door to the front of the property, a generous pantry and a stylish ground floor shower room featuring a walk-in shower, WC, vanity unit and heated towel radiator. The living room is full of personality and packed with original features. Exposed beams continue overhead while a striking exposed brick fireplace commands attention, complete with a cosy log burner and an original oak beam sourced from a local abbey, a wonderful conversation piece and fitting tribute to the home's rich history. French doors open directly onto the garden, allowing indoor and outdoor living to blend effortlessly throughout the warmer months. For those evenings when homework is finished and it's time to relax, the adjoining family room offers a wonderfully versatile second reception space. Currently ideal as a cinema or games room, it provides generous proportions, multiple windows, continued oak flooring and its own entrance to the front of the home.

The first floor continues to impress with four generous double bedrooms, two bathrooms and a landing spacious enough to earn its own gold star. The principal suite is particularly inviting, featuring a dedicated dressing area upon arrival, plush carpeting, built-in wardrobes, beautiful exposed beams and a stylish en-suite shower room complete with walk-in shower, quartz-topped vanity unit, WC, heated towel radiator and illuminated mirror. Bedroom two is another spacious double enjoying dual-aspect windows that fill the room with natural light. Bedrooms three and four are equally versatile, currently arranged as guest rooms, both comfortably accommodating double beds, while one also benefits from excellent built-in wardrobe storage. The family bathroom is beautifully appointed with a freestanding bath for long soaks after busy days, a separate walk-in shower, WC and heated towel radiator, while dual-aspect windows create a wonderfully bright and airy space. The generous landing itself offers more than simply a route between rooms. Currently arranged with a desk area, it's ideal for home working, studying or creative hobbies beneath the characterful exposed beams. Adding even more



Charming four-bed, three-bath period home in Norbury with spacious living, modern kitchen, wrap-around gardens, garage, EV charging, and no upward chain. Close to amenities and countryside.

Council Tax band: F

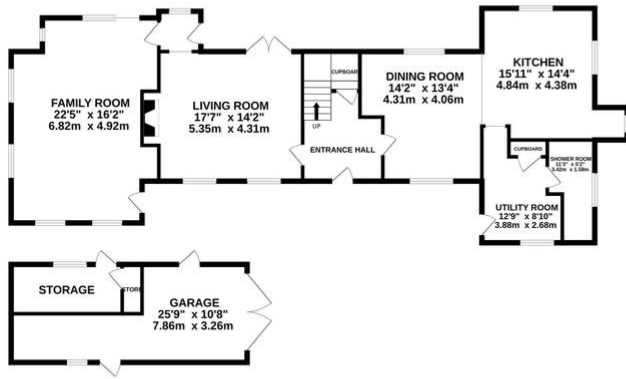
Tenure: Freehold

EPC Energy Efficiency Rating: E

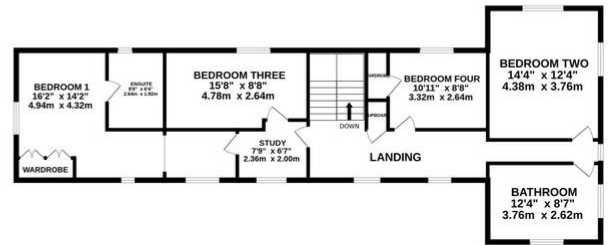
EPC Environmental Impact Rating:



GROUND FLOOR



1ST FLOOR



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