



Substantial village house in a quiet position

Harefield, Wicklewood, Norfolk



Three reception rooms • Kitchen • Scullery • Laundry • Six bedrooms • Five bathrooms • Double Garage • Conservatory •

The Property

Harefield is a substantial village home, individually designed with spacious and light accommodation over two floors, and set back from a quiet lane on the edge of the sought after village of Wicklewood.

The house enjoys a lovely position, approached via a long brick weaved drive to a parking and turning area adjoining the house and integral double garage. A welcoming entrance hall leads to all main rooms, in particular the open plan kitchen/ breakfast room, with glazed doors out to a south facing terrace ideal for outside dining, a delightful sitting room and additional useful rooms such as TV room, conservatory, utility and secondary kitchen.

There are six bedrooms in total with five double rooms and a single bedroom. The master bedroom has been cleverly designed to feature a dressing area with fitted wardrobes through to a stylish bath/shower room. There is a family bathroom and a further shower room acting as an en-suite to two of the double bedrooms. All rooms enjoy views of the garden and countryside beyond.

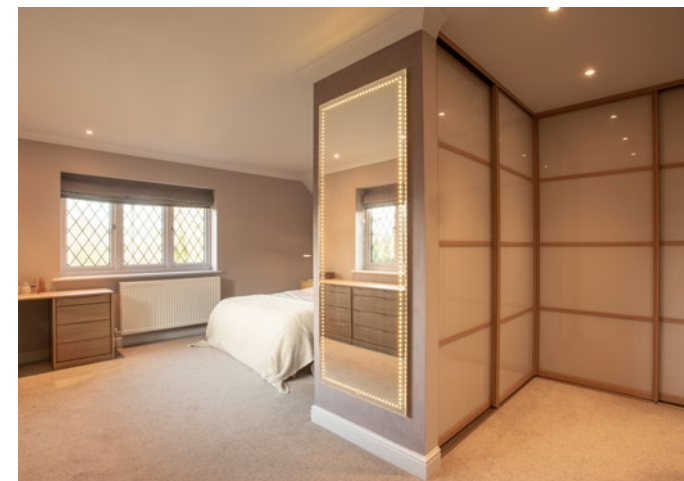
Outside

The house is approached from the north, with the private

drive sweeping up to the main house with parking and turning area for several cars adjoining the house and integral double garage. To the left of the drive is a large expanse of lawn, partially hedged, and with shrubberies and herbaceous borders. The main garden is to the south of the house, with a large terrace adjoining the house with low wall and well stocked herbaceous beds leading on to the generous lawn that stretches away from the house. This lawn is bordered by a mixture of mature trees, shrubs and flower beds, with a pond within the garden complete with folly.

Situation

The property is situated on the edge of the village of Wicklewood, approximately 2.8 miles from the centre of Wymondham and 12.5 miles from Norwich. The village has a public house, and a primary school rated Outstanding by Ofsted. Further education nearby includes Wymondham College, again rated outstanding and the renowned Wymondham High School.





The market town of Wymondham offers a good range of facilities and amenities alongside schools, supermarkets including a Waitrose, independent cafes and popular restaurants and pubs, and a rail service to Norwich and Cambridge.

Directions

Via the A11 turn off at Wymondham by the first slip road, passing Waitrose supermarket and onto Tuttle Lane. At the end of Tuttle Lane turning right over the bridge and then bear first left towards Wicklewood. Continue through the village passing the primary school on the left and take the next right into Church Lane. Follow this road round a right hand bend and Harefield will be found on the right hand side. The postcode for the property is NR18 9QH.

Services

Mains water, electricity and drainage. Oil fired central heating.

Local Authority

South Norfolk District Council
Tax Band – G

Fixtures & Fittings

All fixtures and fittings including fitted carpets and curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Viewings

Strictly by appointment with Savills. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



Harefield, Wicklewood, Norfolk

Main House gross internal area = 2,959 sq ft / 275 sq m

Double Garage gross internal area = 386 sq ft / 36 sq m

Total gross internal area = 3,345 sq ft / 311 sq m



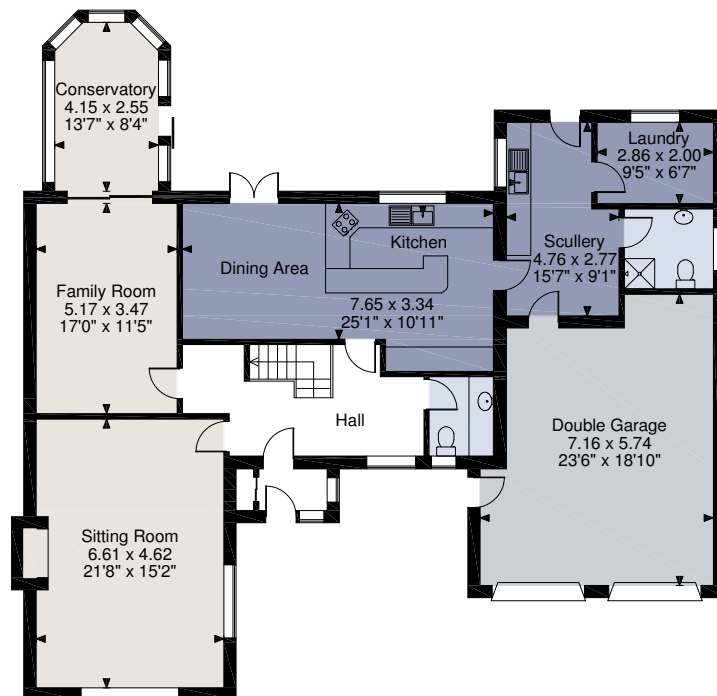
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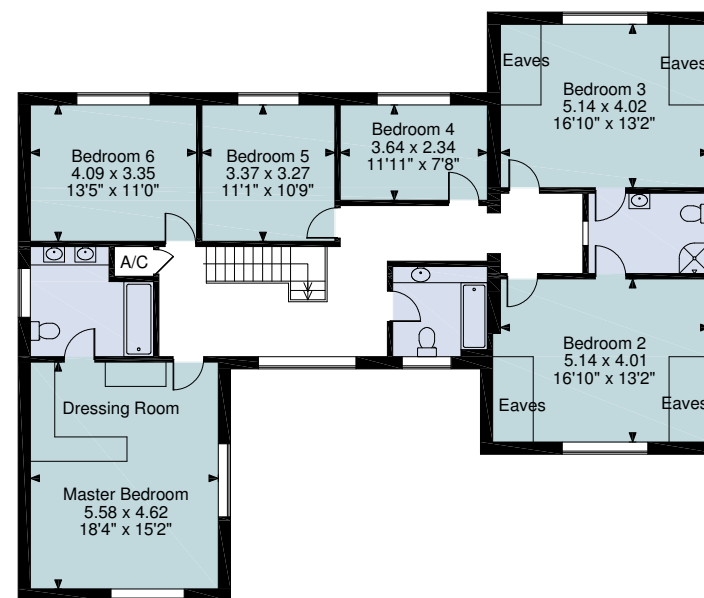
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Ground Floor



First Floor

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The position & size of doors, windows, appliances and other features are approximate only.

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