



The Street | Wramplingham | NR18 0RU
Offers In The Region Of £600,000 -

twgaze

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An elegant Georgian property with equestrian potential. Beautifully presented throughout. Generous landscaped garden with separately accessed field (1.97 ac). Garage/workshop with two adjoining stables. Popular and pretty village, just a few miles from Wymondham.

- Georgian property with potential for equestrian use
- Detached garage/workshop with two adjoining stables
- Sitting Room with prominent feature fireplace
- Tastefully decorated and presented throughout
- Popular village just a few miles from Wymondham
- 1.97 ac gated field with separate road access
- Spacious, stylish kitchen/breakfast room with AGA and pantry store
- Living Room with wood burning stove and study area
- Principle bedroom with dressing area and en-suite shower room
- Approximately 8 miles from Norwich

Location

Riverside House is found along The Street in the pretty South Norfolk village of Wramplingham, surrounded by an attractive rural landscape yet just three miles from the well-served market town of Wymondham. Wymondham offers an excellent range of everyday amenities, with a good selection of independent shops, businesses, cafés, pubs and restaurants, together with Waitrose and Lidl supermarkets. The town itself has plenty of historic character, centred around its impressive Abbey and attractive architecture, with a number of pleasant walks both within the town and through the surrounding countryside.





For those travelling further afield, Wymondham is particularly well connected. The A11 provides convenient access north towards Norwich and south towards Cambridge and beyond, while the railway station offers regular services to Norwich, Cambridge and connections towards London. A number of local bus routes also serve the town and surrounding villages. The area is well placed for schooling, with primary and secondary education available in Wymondham, while the highly regarded Wymondham College is situated a few miles to the south.

The Property

An elegant Georgian family home which achieves an excellent balance between period character and modern-day living. Traditional reception rooms sit comfortably alongside more sociable spaces, including the tasteful kitchen/breakfast room with its AGA, generous worktop and preparation areas, ample space for dining and a useful pantry store. The house has a wonderfully light feel throughout, with carefully considered décor complementing the proportions, architectural details and character associated with a home of this period. Adjoining the kitchen is a practical boot room/utility and ground floor shower room, particularly useful when returning from the garden or a day spent outdoors. A central hallway and staircase lead to the first floor landing, from which doors open to three well-proportioned double bedrooms, two retaining attractive feature fireplaces. The principal bedroom is particularly impressive, combining the proportions and character of the Georgian house with features more commonly associated with a modern home. A cleverly screened dressing and wardrobe area provides excellent storage and leads through to a stylish en-suite shower room, creating a comfortable and well-considered principal suite.

Outside

To the front of the property is a generous gravel driveway providing parking for a number of vehicles, continuing alongside the garage/workshop towards the stable block. The garage/workshop is a particularly useful space, with double doors, concrete flooring, workbenches and the added benefit of a wood-burner, making it a practical working environment even during the colder months. Adjoining are two stables which, together with the field, provide excellent scope for those with equestrian interests, while equally offering useful storage or flexibility for a variety of other purposes. Beyond the stables, the gardens open out into an attractive expanse of lawn, complemented by established planting and landscaping. A particular focal point is the long pergola which draws the eye down the garden, while mature hedging and a variety of trees provide screening and a pleasing sense of enclosure along the boundaries. A separate track from the roadside provides independent gated access to the field, which extends to approximately 1.97 acres



of grassland. Together with the stables and established gardens, this creates a particularly appealing outside setting with plenty of scope for equestrian, recreational or lifestyle use

Services

Mains electricity and water are connected. Private treatment plant.
Oil fired central heating.

How to get there

What3words: option.outboard.shrimp

Viewing

By appointment with TW Gaze

Agents note

Some of the imagery used has been assisted by AI

Freehold

Council Tax: C

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

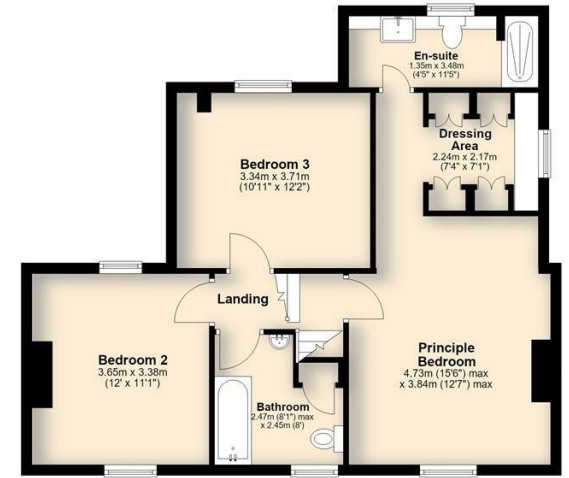
In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20300/LK



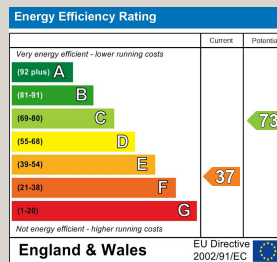


Ground Floor
Approx. 87.1 sq. metres (937.6 sq. feet)



First Floor
Approx. 64.7 sq. metres (696.2 sq. feet)

Total area: approx. 151.8 sq. metres (1633.8 sq. feet)



33 Market Street
Wymondham
Norfolk
NR18 0AJ
01953 423 188
info@twgaze.co.uk