



Toprow | Wreningham | NR16 1AR

Asking Price £475,000

twgaze

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This charming three-bedroom Grade II listed thatched cottage is full of character, featuring exposed beams, a wood-burning stove, and a perfect blend of period charm with modern living.

- Three bedroom
- Lounge with exposed beams
- Stunning kitchen with centre Island
- First floor En suite shower room
- Garage
- Detached Grade II listed house
- Dining room
- Luxury ground floor bathroom
- Private garden
- Semi rural location

The Location

Toprow is a small hamlet located close to the popular village of Wreningham near to the historic market town of Wymondham and a few miles south of Norwich. The property can be found within easy reach of Wymondham High and Wymondham college, which is a state boarding School. Wymondham offers an excellent range of amenities and supermarkets including a Waitrose. There is a train station with good links to Cambridge, London and Norwich. Wymondham also provides direct access on A11, again linking routes into Norwich and out of the county. The historic and cultural City of Norwich is renowned for its arts and theatre, with many trendy bars and cafe's nearby servicing a bustling student City, with the





UEA on the outskirts. Norwich boasts very good shopping and nightlife as you may expect. In terms of transport, there are numerous train and bus services, road links and an International airport flying to various European destinations.

The Property

This beautifully presented Grade II listed detached home is full of period charm and character. Constructed in timber frame with render and featuring both pantile and thatch roofing, the property exudes historical appeal while offering stylish modern living. The entrance hall leads into a stunning open-plan kitchen/breakfast room, complete with a contemporary kitchen, centre island, and ample space for informal dining. A formal dining room/second reception room provides flexible living accommodation, while the inviting lounge boasts exposed beams and a cosy wood-burning stove. Also on the ground floor is a luxurious family bathroom, thoughtfully designed to complement the home's character. Upstairs, a spiral staircase leads to a versatile home office and a further bedroom. The main staircase provides access to the impressive principal bedroom, featuring a vaulted ceiling, exposed timbers, built-in wardrobe, and an en-suite shower room with exposed brickwork. A generous second bedroom also benefits from vaulted ceilings and exposed beams, adding to the home's rustic elegance.

The Outside

Glastonbury is nestled along a quiet rural road, offering peace and privacy in a charming countryside setting. The property boasts a picture-perfect cottage garden at the front, with a quaint pathway leading to the front door and gated side access. A spacious driveway provides off-road parking for several vehicles and leads to a detached garage. To the rear, you'll find a fully enclosed private garden, beautifully landscaped and featuring a sunken patio area—ideal for alfresco dining and entertaining.

Services

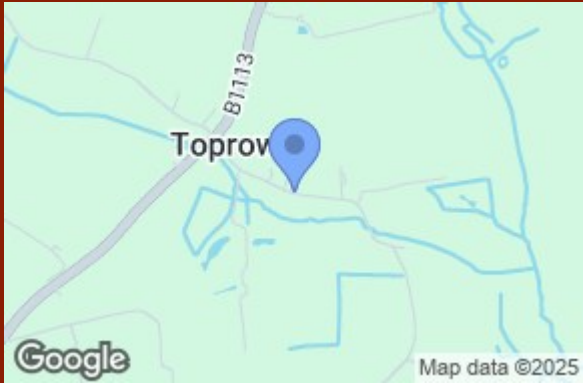
Mains water, mains electrics, septic tank and oil fired central heating.

Viewing strictly by appointment

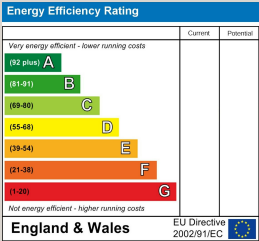
Freehold

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Council Tax band D



Total area: approx. 157.4 sq. metres (1694.1 sq. feet)



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