



## Ashcroft House

Milestone Lane | Wicklewood | Norfolk | NR18 9QL

FINE & COUNTRY

# TOP OF THE TABLE



“Newly converted this handsome home is in catchment for some of the county’s best schools. With the lovely proportions of a 1930s build, combined with modern comforts it’s a real jewel. The outlook is eye-catching, stretching far over fields, home to wildlife and amazing sunsets too, so come take a look at this impressive abode – with so much to offer it’s just right for you!”



# KEY FEATURES

- A beautifully Renovated and Sympathetically Linked detached Family Residence
- Enjoys an elevated position with views across the countryside
- Five Bedrooms; Principal Bedroom with Dressing Room and En-Suite: Guest Bedroom Two with En-Suite : Main Bathroom
- Two Bay Fronted Reception Rooms
- Spacious Breakfast Kitchen with Separate Utility/Dog Shower
- Double Garage and Driveway providing Off Road Parking with Recessed Lighting
- Enclosed Rear Garden
- Sought After Village Location with Junior School and Easy Access to Wymondham College
- Located with Good Access to A11 & A47, and Norwich City Centre
- The Accommodation extends to 3096sq.ft
- Energy Rating: B

Thought to date back to the 1930s, this attractive property began life as a prestigious home and was then used as a care centre. It's now come full circle, converted into a lovely family-friendly residence and sitting in an idyllic yet convenient location near to Wymondham and the A11. With all the ease of a new build and the elegance and grand proportions of the old, it has much to recommend it. Add in the generous garaging, plus gardens wrapping around three sides and this really is the complete package.

## Good Looks – Inside And Out

On a quiet country lane on the edge of the village of Wicklewood, you'll find this fabulous family home. It's eye-catching right from the start, with two large bay windows on either side of the arched entrance, a feature 'porthole' window above. The property was converted by a well-respected local builder who has been working on bespoke builds and conversions for many years and who was excited by the potential of what is now a delightful home. "We've become known for taking the time to invest in quality properties that people are happy to live in – places that work well for modern life. It's been lovely to see this taking shape and coming back to its best."

As you approach the home, you'll also notice it has a larger than normal double garage to one side, so there's potential for a workshop here, plus the owner has created a covered seating area





# KEY FEATURES

---

running along the front of the garage and facing west, so you can sit out here in a nice shady spot with your morning cuppa or soak up the sunset, drink in hand, later in the day. The views are certainly worth your time!

## Welcoming And Attractive

Step inside the front door, or enter to the side, and you'll find two reception rooms at the front of the property, the bay windows framing those magnificent views. The sitting room is particularly spacious and has room for both seating and dining. The other reception has been designed as a dining room, but would also make the perfect playroom or snug. Both of these rooms, plus the kitchen to the rear, have double doors onto the reception hall – and there's a further set of double doors between the sitting room and kitchen. This means you can open up all the rooms for a comfortable flow or tuck yourself away for a bit of peace and privacy. The kitchen is a real highlight, having a central island and room for an American-style fridge-freezer. Bifold doors at the dining end ensure the room is filled with light and mean you can spill out onto the large paved terrace beyond – perfect for barbecues and summer parties. Upstairs you'll find five good-size bedrooms, two of which are en-suite, plus a family bathroom. The master also has a walk-in wardrobe. Facing west, you can lie in bed here and wake up to those glorious views.

## A Great Location

While the views are certainly something to shout about, you'll also be delighted by the garden. A blank canvas for any keen gardener, it's also great for families, with a secure lawned and terraced area where children can play while you can keep an eye on them from the kitchen. The extensive terracing faces east and south, so it gets the sun for most of the day, while the sunsets are best viewed from the front of the house. You can head out on foot with your dog and explore the area – showering them off in the utility room dog shower on your return if they're muddy. The highly-regarded village primary school is a short stroll from the front door and the house is also in the catchment area for Wymondham College. You're close to the A11, so you can head into Norwich or out of the area with ease, while the train station at Wymondham runs services to Cambridge.



































# INFORMATION

---

## On The Doorstep

The property enjoys both the benefits of village life as well as the thriving market town atmosphere offered by nearby Wymondham. The attractive town has some outstanding buildings including the striking Abbey, a good range of shops, public houses, cafes and attractive places to take a walk. It also offers some good schools and is home to the renowned Wymondham College. Wymondham is supported by its own railway station with links to both Norwich and Cambridge while offering easy access to the A47 Norwich southern bypass. "Wicklewood is ideal because it feels as if it is in the country, yet it is so close to Wymondham and Norwich. The house is in the catchment area for Wymondham College and High School. Wymondham itself is a great market town with some good shops."

## How Far Is It To?

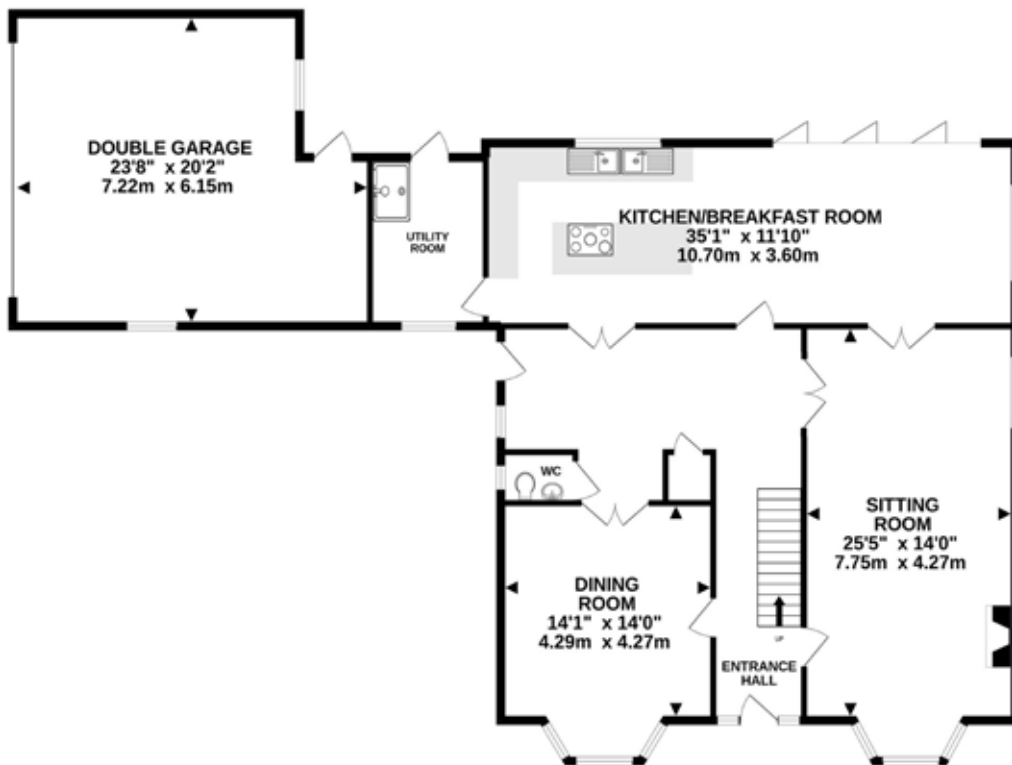
Wicklewood is situated approximately 11 miles south west of the Cathedral City of Norwich with its wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. Norwich boasts its own main line rail link to London Liverpool Street and an international airport. The market town of Attleborough is a mere 5 miles south of Wymondham with a good selection of high street shops including a Sainsburys Supermarket.

## Directions

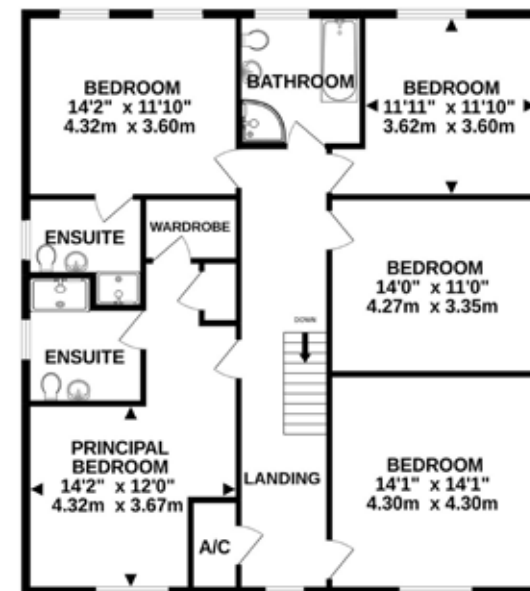
Leave Norwich heading south on the A11 Newmarket Road. Take the exit for Wymondham on to the B1135. Continue to follow signs for the B1135 which leads around the outskirts of Wymondham on Tuttle Lane. Continue past the Wymondham Rugby Club and the Wymondham Garden Centre. After a short while you will reach a T junction, turn right and continue over the humped bridge before forking off to your left following signs for Wicklewood. Continue through the village of Wicklewood and shortly after passing the village school on your left hand side take the next turning on your left into Milestone Lane whereby the property can be found shortly after on your left hand side

## Services, District Council and Tenure

Air Source Heating, Mains Water, Private Drainage via Treatment Plant  
South Norfolk District Council - Council Tax Band F  
Freehold



**GROUND FLOOR**  
1826 sq.ft. (169.6 sq.m.) approx.



**1ST FLOOR**  
1270 sq.ft. (118.0 sq.m.) approx.

**TOTAL FLOOR AREA : 3096 sq.ft. (287.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
Made with Metropix ©2022

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	←	←
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			
EU Directive 2002/91/EC			



# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

follow Fine & Country Norwich on



Fine & Country Norwich  
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ  
01603 221888 | [norwich@fineandcountry.com](mailto:norwich@fineandcountry.com)

