



Oak House  
High Oak Lane | Wicklewood | Norfolk | NR18 9QR

# MIGHTY OAKS



“An old proverb says that mighty oaks grow from tiny acorns – and here’s a great example. This charming home has been extended and improved by the current owners and now offers spacious, family-friendly accommodation in a superb setting. It’s wonderfully private, sitting in a mature plot with stables and a potential paddock, birdsong the only sound. Near to Wymondham and the A11, it’s also handy for excellent schools, including Wymondham College.”







# KEY FEATURES

- An Impressive Detached Family Home in a Wonderful Setting in Wicklewood
- Five Bedrooms; Three En-Suites and a Family Bathroom
- The Principal Bedroom includes a Dressing Room and En-Suite Bathroom
- Kitchen/Breakfast Room with Separate Utility Room
- Two Reception Rooms; Study and Garden Room
- Large Oak Framed Outdoor Entertaining Area and Patio
- The Grounds extend to 1.41 acres (stms) and include a Paddock and Stables
- Gated Driveway leading to a Double Garage and Plenty of Parking
- The Accommodation extends to 3,156sq.ft inc Garage
- Energy Rating: D

This property is an impressive all-rounder. The setting is wonderful – it's a place where you can relax and unwind in total tranquility – but because you're so beautifully private, you can also fill your home with family and friends without disturbing the neighbours. With a plot extending to just over 1.4 acres, and five double bedrooms in the house itself, there's so much space for you to enjoy. What are you waiting for?

## The Best Balance

If you've always hankered after country life but you're not quite ready to turn your back on civilisation, this is sure to hit the sweet spot! Set in a lovely little hamlet of large houses in private plots, it's a peaceful area, but it's close to everything you need. The pretty market town of Wymondham, with its Waitrose supermarket, period buildings and train station, is just a few minutes away by car, while the A11 allows for easy travel up to Norwich, across to Cambridge, down to Stansted or to London. The schools here are excellent, with the village primary rated outstanding by Ofsted. Both Wymondham High and Wymondham College have superb reputations, the latter being particularly sought after. Call this your home and you'll be perfectly placed for your children to attend.







# KEY FEATURES

## Attractive And Impressive

While you're well positioned and well connected here, you do have a real sense of your own space. The house sits centrally within the plot and there's a long drive, so you're well back from the road. You enter into a bright and attractive entrance hall, open to the galleried landing above. The main sitting room is to one side and the owners find this particularly appealing in winter, with a pretty brick feature fireplace with inset woodburner. There are also double doors leading to a lovely surprise in the garden, but more on that later... Two further receptions are currently used as studies but offer the option of a formal dining room, playroom, home office or snug - this is a very versatile property. The magnificent kitchen has the wow factor and leads on to a triple aspect garden room with underfloor heating. The owners love entertaining in this part of the property and also find the garden room works well as a summer sitting room, bathed in sunlight. Upstairs, the master suite is sure to appeal, with a dressing room and fabulous bathroom. All five bedrooms are doubles and, like the master, two other bedrooms also have their own bathroom. No need to queue on busy mornings!

## Sunny, Sociable And Secluded

The owners have had so much fun here over the years, hosting parties for their children's 18th and 21st birthdays, having extended family over for Christmas, fireworks parties each autumn and plenty more. When the weather permits, you can spill out into the garden, but even when it doesn't co-operate (this is England!), you can still head out thanks to what the owners call the 'oak house'. This is a brilliant oak-framed outdoor entertaining area leading off the sitting room, with a wall to one side and fencing the other, so you're sheltered from any wind and rain. A large patio wraps around the rear of the house and this part of the garden faces southwest, so it's wonderfully sunny and you'll see incredible sunsets from here. There's plenty of wildlife too, including abundant bird species. The plot includes stables and a paddock. The owners have taken down the fence, but it could easily be reinstated, if you fancied a pony, goats, or other livestock or pets. The owners have enjoyed playing rounders and other games on the lawn and you can imagine little ones learning to ride their bikes on the patio or camping out in summer.

## Agents Note

The vendors are retaining the fenced paddock area to the left of the property.

























































# INFORMATION

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## On The Doorstep

The property enjoys both the benefits of village life as well as the thriving market town atmosphere offered by nearby Wymondham, 3 miles. 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.

## How Far Is It To?

Wicklewood is situated approximately 13 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 4.5 miles south of Wicklewood with a good selection of high street shops including a Sainsburys Supermarket.

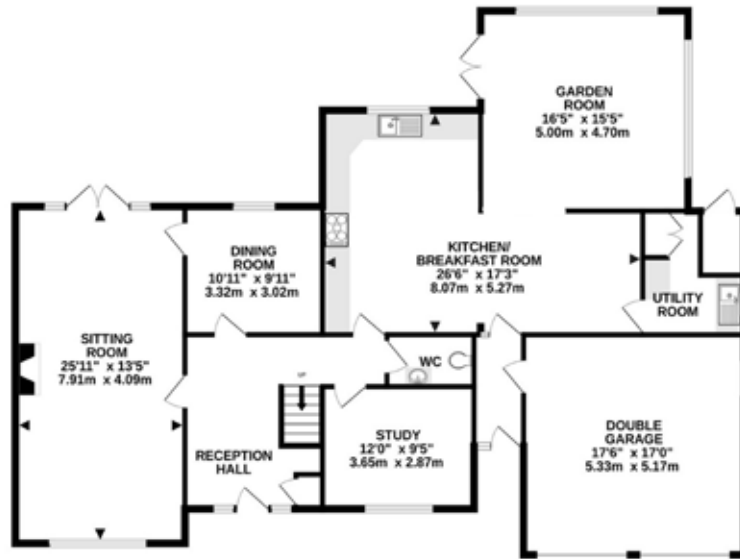
## Directions

Leave Norwich on the A11 Newmarket Road and upon reaching the market town of Wymondham, take the exit signposted the B1135 Dereham/Wymondham. At the first roundabout take the third exit. At the second roundabout take the third exit and stay on the B1135, second exit at the third roundabout onto Tuttle Lane. All the way along Tuttle Lane, turning right at the T junction, onto Chapel Lane. Immediately after the hump back bridge take the left fork onto Wymondham Road. Go past Green Lane on your right and take the next left, Hospital Road then first right onto The Green. Turn right to stay on The Green and then immediately left onto Top Road and then left onto High Oak Lane and the property will be found on the right hand side.

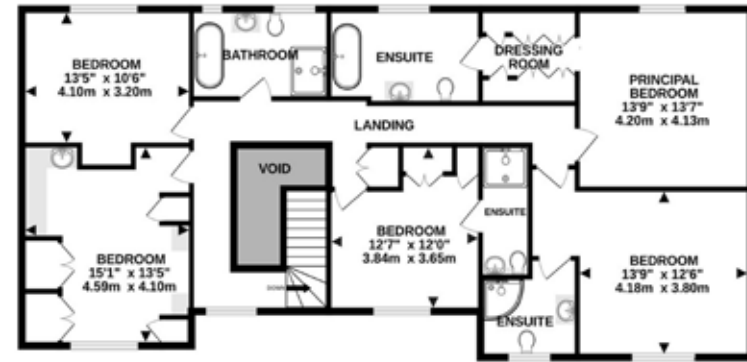
## Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank  
South Norfolk District Council – Council Tax Band F  
Freehold

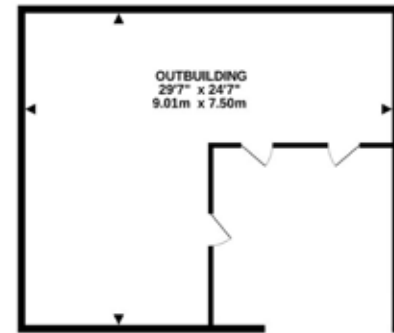




GROUND FLOOR  
1752 sq.ft. (162.8 sq.m.) approx.



1ST FLOOR  
1404 sq.ft. (130.4 sq.m.) approx.



OUTBUILDING/STABLES  
729 sq.ft. (67.7 sq.m.) approx.

FLOOR AREA - HOUSE (INC. GARAGE) : 3156 sq. ft. (293.2 sq. m.) approx.  
TOTAL FLOOR AREA : 3885 sq.ft. (360.9 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  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			









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