



St. Mary's
Becketswell Road | Wymondham | Norfolk | NR18 0PJ

A CELESTIAL SETTING



“Town meets country at this superb property, set right on the edge of Wymondham with views across to the abbey and down the long, private garden.

You could be in the middle of nowhere here, but you’re well connected, walking distance to shops, schools and leisure facilities, with excellent road, rail and bus links to Norwich and beyond.

The handsome property itself has so much to offer and has been updated and improved by the current owners.”



KEY FEATURES

- A beautiful Period Home in a Conservation Area of Wymondham with Views of the Abbey
- Five Bedrooms; Two Bathrooms/Shower Rooms
- Three Reception Rooms and a Study
- Kitchen/Breakfast Room with Pantry and Laundry Room
- Ground Floor WC
- Private Enclosed Rear Garden with Patio Area and Mature Trees extends to 0.68 acres (stms)
- Double Garage and Plenty of Parking
- The Accommodation extends to 2,618sq.ft
- Energy Rating: D

A beautiful home in an unrivalled position, this is perfect for any couple or family. Full of character and wonderfully light and bright, the spacious rooms are very appealing and the layout works brilliantly for family life and for social occasions. Comfortable and welcoming, this truly is a one-off and a rare opportunity.

A Big Tick In Every Box

The owners of this highly desirable home love country living, but when they started a family, they also sought good schools and a home where their children could enjoy plenty of freedom and independence as they grew up. Balancing green space and tranquility with easy access to amenities is no mean feat, but this property gets it just right.

Age And Good Looks

The oldest parts likely date back to the 1800s and the home has good looks and plenty of character throughout, with sympathetic additions over the years. During their time here, the owners have made a number of improvements, including works to the roof, installing double glazing, a new boiler, electrics and radiators, bathrooms, work on the oak and granite kitchen and more. The result is a family home that's all round impressive.





KEY FEATURES

Meeting Every Need

You enter the house to one side and find the sitting room to your left. This runs the length of the property and has double doors onto the garden and a feature fireplace with a woodburner. Across the hall is a formal dining room which also has a door to the kitchen breakfast room. This quirky, unusually-shaped room has seating at the breakfast bar and space for a table, a beautiful Aga in the centre, and a fabulous pantry at the far end. There's also access to the garden and to the laundry room and garage. Moving back into the main part of the property, there's a small home office tucked away, then a gorgeous garden room that faces south-west and is filled with light. Upstairs, five bedrooms share two bathrooms, so there's plenty of space and versatility here.

Quiet And Convenient

Step outside and you can soak up the sun on your patio, enjoying views down the long garden. You're totally private out here and surrounded by mature trees, so it's a wonderfully green and leafy place. You could be in the middle of nowhere, and having the abbey across the road enhances this, because it's also surrounded by green space. On special occasions, or during summer weddings, the abbey's bells ring out. There's also a nearby steam railway and occasionally you'll hear that in summer – the sound of a bygone era. Head out in one direction and you can walk or run around the Tiffey Valley, passing through open countryside. Walk the other way and you're a stone's throw from the town centre, so you have excellent schools, several pubs and places to eat, lots of shops and much more, all within walking distance. There are excellent bus and rail links, both into Norwich and further afield, with easy access to the A11 too.















WEMBLEY
STADIUM













INFORMATION



On The Doorstep

Situated within the ever popular Wymondham, the property enjoys the thriving market town atmosphere whilst being part of the interesting local history. The attractive town centre 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?

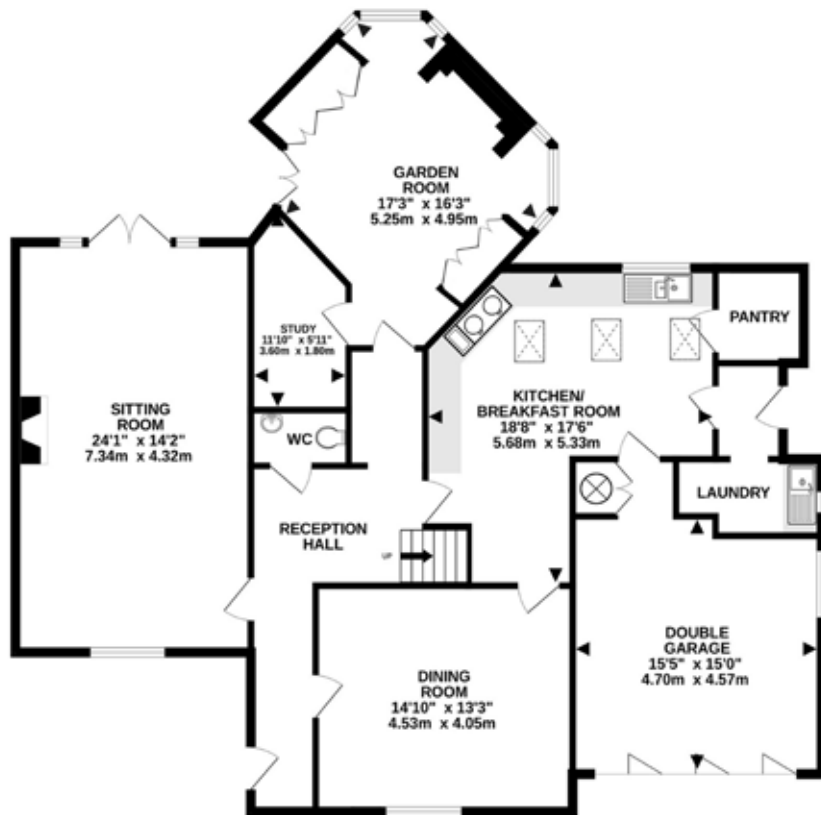
Wymondham is situated approximately 9.5 miles south west of the cathedral city of Norwich with its wide range of cultural and leisure facilities and a variety of supermarkets including Waitrose, Morrisons and Lidl. Norwich boasts its own main line rail link to London Liverpool Street and an international airport. The market town of Attleborough is a mere 7.5 miles south west of Wymondham with a good selection of high street shops including a Sainsburys supermarket.

Directions

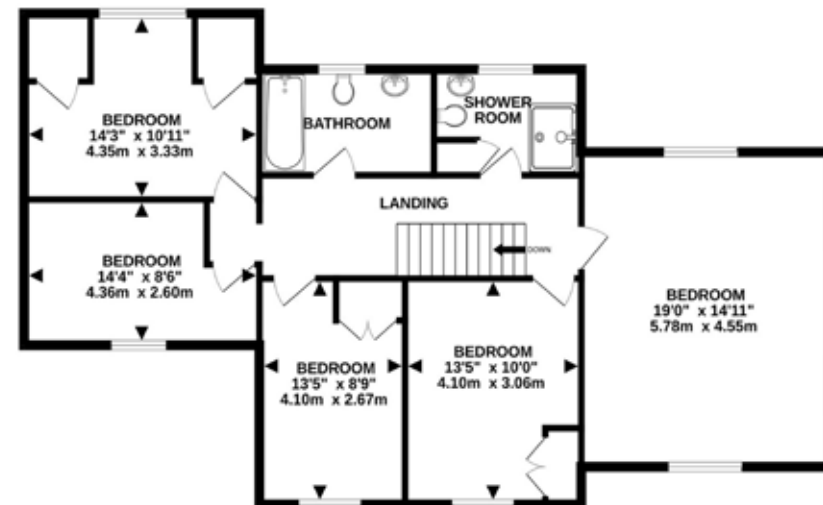
Leave Norwich via the A11 Newmarket Road. At the first roundabout, take the 2nd exit signposted London A11. At the next roundabout take the 2nd exit and stay on the A11 signposted London and Thetford. Take the B1135 exit towards Dereham/Wymondham. At the roundabout take the 3rd exit and continue on the B1135. At the roundabout take the 3rd exit and stay on the B1135, go through a further roundabout and then left onto Hewitts Lane. Continue onto Pople Street and then turn left onto Town Green. Turn right onto Vicar Street and then continue onto Becketswell Road, where the destination will be on the right hand side, clearly signposted with a Fine and Country For Sale Board.

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
South Norfolk District Council – Council Tax Band G
Freehold



GROUND FLOOR
1568 sq.ft. (145.7 sq.m.) approx.



1ST FLOOR
1050 sq.ft. (97.5 sq.m.) approx.

TOTAL FLOOR AREA : 2618 sq.ft. (243.2 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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