



Riversdale  
Beech Road | Wroxham | Norfolk | NR12 8TP

# LOVE AT FIRST SIGHT



“Tucked away on a quiet lane in the heart of the Broadland village of Wroxham, this beautiful period property has huge kerb appeal.

The leafy surroundings and sense of tranquility create an excellent first impression, while the thatched and part-timbered exterior is as pretty as a picture.

Expectations are high when you come to view and when you step inside you won't be disappointed.

Light-filled rooms over three floors offer plenty of space and flexibility, while the secluded gardens include a wonderful pool for fun with family and friends.”



# KEY FEATURES

- A Wonderful Handsome, Detached Thatched Residence, close to the Broads, in the Popular Village of Wroxham
- The Accommodation is Set Over Three Floors and Offers Versatility
- Four Bedrooms; Three Bath/Shower Rooms (One on Each Floor)
- The Principal Bedroom benefits from an En-Suite and Access to the Roof Terrace
- Kitchen/Breakfast Room; Laundry Room
- Two Reception Rooms and a Study
- Outdoor Swimming Pool with Pump Room
- Two Gravel Driveways; Double Garage and Store Room
- The Grounds extend to 0.423 of an acre
- The Accommodation extends to 2,944sq.ft
- Energy Rating: D

Dating back to 1893 in its oldest parts, this is a unique property in a superb setting, situated on one of the finest addresses in Broadland, Norfolk. Incredibly private, it's only a stone's throw from the river, a short stroll from the shops, cafes and facilities of Wroxham, known as the capital of the Broads. There's a friendly year-round community here and plenty to enjoy, with first-rate transport links too. A wonderful home for all ages, this impressive abode is sure to captivate!

## Good Looks, Superb Quality

The owner of this attractive Broadland home fell in love with it before she had even come to visit. Her family had holidayed in the area for a number of years, and she enjoyed heading out on the water and had been offered a mooring here, so decided that Norfolk was the ideal place for a fresh start and for her later years. She visited over 20 different houses across the area, but from the beginning, this was the one that stood head and shoulders above the rest. She spent 25 very happy years here, her son joining her in recent times, and it's with reluctance that the family are now selling what has been a much-loved home. With its exquisite Norfolk reed roof, last renewed in 2017 and good for another 40 years or so, its black and white frontage and its beautiful decorative Norfolk brick work, you can't help but admire the craftsmanship and design quality shown across the exterior.

## Three Floors, Endless Flexibility

This house brought the owner great joy and her extended family have all spent a lot of time here, celebrating special occasions, such as birthdays, Christmas, holidays and long weekends. It's ideal for entertaining and for those with children, with the accommodation spread over three floors. The kitchen is plenty big enough for dining, so the formal dining room could be a playroom or den for teenagers if preferred.





# KEY FEATURES

The main sitting room is a spectacular room with wonderful proportions, filled with light thanks to the dual aspect and large windows. The ground floor houses three good size bedrooms and would be perfect for a young family, while the top floor is home to the stunning master suite, with an impressive en-suite and dressing area. You can imagine this working well for parents of teens, giving each generation the privacy and space they desire. Of course, another feature of the master suite is the gorgeous roof terrace – sitting out here you can soak up the sun, read a good book, or just relax away from it all. Rumour has it a previous occupant sunbathed sans clothing up here – that’s how private you feel! The ground floor bedrooms have been used as an art studio, study, music room, guest wing and for visiting grandchildren over the years, giving an idea of this property’s versatility.

## Unrivalled Setting

The setting is another feature of the property well worth a look. The gardens wrap around three sides of the house, with the sunken garden at the front a lovely, sheltered spot. Tiered lawns rise up to the rear, with a swimming pool at the centre and an undercover area getting the westerly sun to one side. The owner learned to swim in the pool here aged 70, proving it’s never too late! There are two driveways, one on each side, so there’s ample parking (handy when you have a houseful...) and lots of fun to be had with pool parties and the like. Looking back at the house from the garden, you can really appreciate how beautiful it is. The quiet road itself is also attractive – you’re off the beaten track here, tucked well away from it all. The only cars that pass are the ones heading to the homes further down the road, so it’s lovely and safe if you want to head out on foot. This is a very leafy and green area so you might be surprised at how convenient it is and how much there is to do within the village. You’re only a few minutes’ walk from the library, shops, cafes and the largest village store in the world – Roys of Wroxham. This sells everything, with a supermarket, toy shop, hardware store, department store, pharmacy and more. You can enjoy lunch looking out over the water, or grab your weekly shop. The social side of the village is equally good – there are toddler groups, a primary school and a well-regarded secondary, plus the University of the Third Age, a social club and so much more. The yacht club is popular here, with another in neighbouring Horning, and this is a popular spot for fishing, wild swimming, kayaking and paddleboarding as well as sailing. You have almost everything you could possibly need right on the doorstep, but when you do need to get out and about, you’ll find the area well connected, with regular buses heading through Norwich and up to the hospital, plus trains from the village station. A 20-minute drive takes you to the beach, with the Park and Ride for Norwich just 10 minutes by car.

































# INFORMATION

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## On The Doorstep

The property is situated in a quiet position in this sought after area, less than one mile from Wroxham, which is the centre of the Norfolk Broads with a network of over 120 miles of navigable waterways and is known as a National Park. From here you can explore the wealth of broads and backwaters at one's leisure. Wroxham boasts the Roys of Wroxham department store, individual boutiques, a range of eateries, banks and tourist attractions. The neighbouring village of Hoveton provides an excellent health centre. The Norfolk coast is an area of outstanding natural beauty and is close at hand with a number of golf courses and other leisure facilities close by.

## How Far Is It To?

From Wroxham you have easy access to the cathedral city of Norwich which is approximately 8.5 miles to the south west with its large array of cultural and leisure facilities, including Chantry Place shopping centre, bars, restaurants, theatres and cinemas. There are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with an approximate journey time of 1 hour 40 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

## Directions

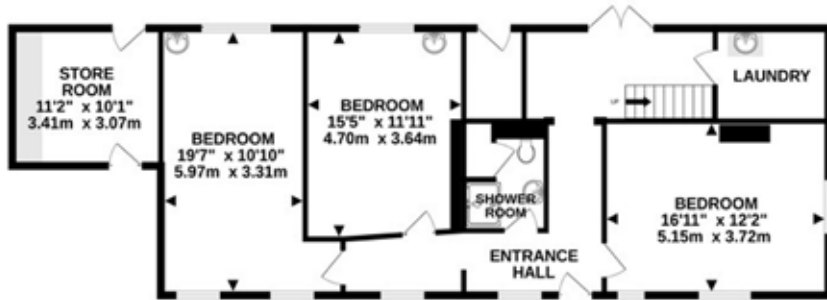
Leave Norwich on the A1151 Wroxham Road and proceed into Wroxham over the railway bridge and continue straight ahead at the mini roundabout. After approximately half a mile take the next right into The Avenue and third left into Beech Road. Follow Beech Road around the sharp right-hand bend and the property will be found on the hill, on the left-hand side.

## Services, District Council and Tenure

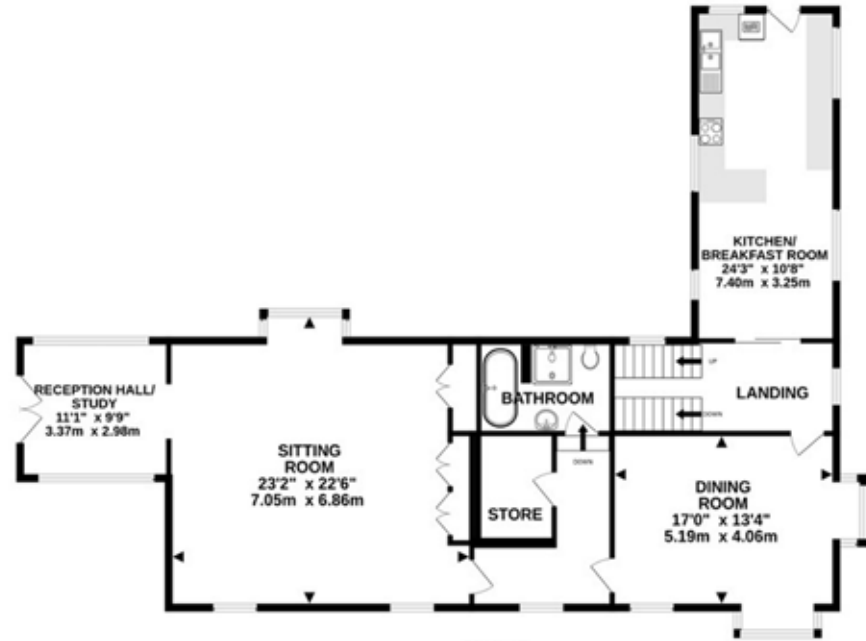
Gas Central Heating, Private Water via Bore Hole Mains Drainage  
Broadland District Council – Council Tax Band G  
Freehold



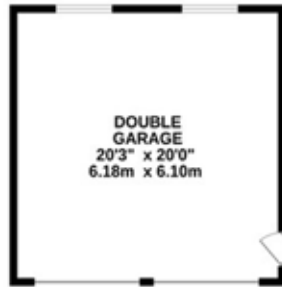
SWIMMING POOL PUMP ROOM  
10'9" x 8'6"  
3.27m x 2.58m



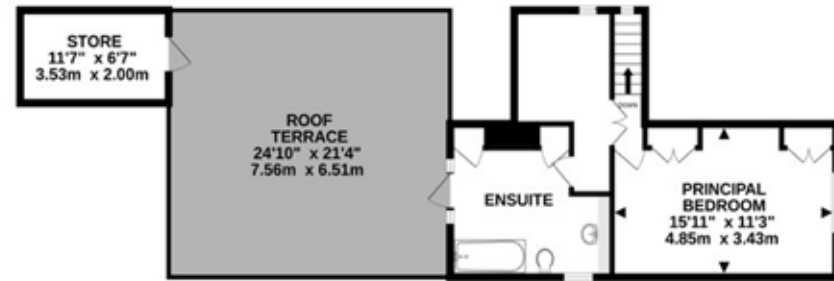
LOWER GROUND FLOOR  
1090 sq.ft. (100.4 sq.m.) approx.



GROUND FLOOR  
1384 sq.ft. (128.3 sq.m.) approx.



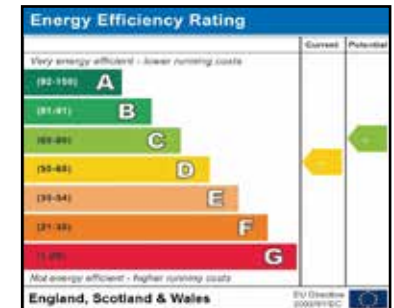
DOUBLE GARAGE  
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR  
480 sq.ft. (44.3 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE & PUMP ROOM) : 2944 sq.ft. (273.5 sq.m.) approx.  
TOTAL FLOOR AREA : 3441 sq.ft. (319.7 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)  
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# FINE & COUNTRY

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