



Treetops  
Watton Road | Bawburgh | Norfolk | NR9 3LG

FINE & COUNTRY

# HIGH SOCIETY



“Live the life you’ve always dreamed of at this impeccably finished, lavishly appointed and creatively styled property. Stunning inside and out, everything here is of the highest quality and no expense has been spared during the transformation of this home. Both house and garden have received the same attention to detail and the result is a splendid home in a superb location that will delight anyone who loves a party, or any growing family.”







# KEY FEATURES

- A Stunning Detached House in a Superb Location in the Village of Bawburgh
- Five Bedrooms; Four Bath/Shower Rooms
- Three of the Bedrooms have Balcony Access
- The Principal Bedroom benefits from a Dressing Area and Ensuite
- Kitchen/Breakfast Room with Separate Utility/Boot Room
- Open Plan Sitting/Dining Room
- Snug/Bedroom Five and Bar Room
- Air Source Heat Pump and Underfloor Heating Throughout
- Large Entertaining Terrace with Outdoor Kitchen, Covered Sunken Firepit and Hot Tub
- Double Integral Garage, Plenty of Parking, Electric Remote Controlled Gates, Police Linked Intruder Alarm and CCTV
- The Accommodation extends to 3,006sq.ft
- Energy Rating: D

Just outside Norwich, easily accessible for the village of Bawburgh, the golf club, university and hospital, this home has fields to the front and rear, so it's a lovely balance of country living with great convenience. Newly renovated by the owner with a strong sense of style and great creative flair, it's a home that's clearly been well considered, well designed and well finished – hugely impressive both inside and out.

## Entering A New Era

Originally built in the 1950s, this spacious abode has been totally transformed by the current owner and is almost unrecognisable compared to what was here before. Significantly reconfigured, altered and extended, it's a fine and handsome home. The owner bought with the intention of creating his long-term home and putting down roots here, so he has done everything with the very best materials and fittings he could find. Sadly, a work relocation means he hasn't been able to enjoy the property as originally planned – and it comes to the market newly finished and in pristine condition, ready to welcome its new owners.

## So Well Designed

The highlight of the accommodation is the open plan living space on the ground floor. With clearly defined seating and dining flowing through into the kitchen to one side and a stylish bar to the other, it's the heart of home life and perfect for family gatherings and social occasions. The kitchen is bespoke and came from AD Home Interiors and all the appliances are Neff. There's also plenty of storage, both in the bar, the kitchen and the boot room.







# KEY FEATURES

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## Attention To Detail

If you want to find a quiet corner, an additional reception room at the front of the property offers the chance to tuck yourself away from everyone else and relax in peace. It would also make a great ground-floor bedroom as it has a shower room right next door. Upstairs, there are four double bedrooms, one of which is a spectacular principal suite, with a bespoke dressing area and very swanky en-suite with separate shower. The second bedroom also has an en-suite, while the last two double rooms are separated by a family bath and shower room. Three of the bedrooms, including the principal, have double doors onto a fantastic roof terrace, from where you have wonderful views. Both the ground and first floors have underfloor heating. The owner has paid great attention to detail and the lighting design is second to none, with feature lighting added throughout both the interior and exterior of the property and enhancing the sense of luxury.

## A Super Setting

The owner fully intended this to be an amazing entertaining home and you could make a lot of memories here. Open up the sliding doors running along the back of the kitchen and dining areas and you can spill out onto the terrace. There's a full outdoor kitchen here to one side, perfect for barbecues, pizza parties, or simply to keep the drinks coming without having to go in and out of the house. Opposite this, there's a covered area with sunken seating around a fire pit, plus a sunken hot tub, situated so you can watch the sunset as you look out. The resin driveway to the front of the house has been designed for durability and easy maintenance, while the in and out security gates enable you to shut yourself away from the outside world. The owner has also installed a police-linked intruder alarm and high-end CCTV cameras. You can control the gates and the alarm via your mobile phone from wherever you are in the world, so even when you're not there, you have peace of mind. There are open fields to the front and rear of the house, with kites that often fly over and swoop down over a neighbour's garden for food. It's a lovely green setting, but you're only just outside Norwich, close to the A47 and ideally situated for access to the university, the hospital and the city centre. Bawburgh itself, just up the road, is known for its golf club, but it's worth noting that the community also benefit from a village hall, primary school and award-winning pub.





















































# INFORMATION

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## On The Doorstep

The property is situated on the outskirts of the historic conservation village of Bawburgh in a delightful semi-rural location. The village is situated just to the west of the city of Norwich and is well placed for easy access to the southern bypass, University of East Anglia, Research Park, BUPA Hospital and the Norfolk & Norwich University Hospital. The River Yare runs through the village and local facilities include a well-regarded primary school, award winning public house and a golf course.

## How Far Is It To?

Bawburgh village is just over 6 miles from Wymondham where you can enjoy the thriving market town atmosphere and the interesting local history. The attractive town centre has some outstanding buildings including the striking Abbey, a good range of shops, public houses, cafes, Waitrose 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. Norwich is approximately 6 miles from Bawburgh and offers a 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.

## Directions

Leave Norwich on the B1108 Earlham Road which then becomes the Watton Road. Shortly after passing over the A47 the property will be found on the right hand side, clearly signposted with a Fine & Country For Sale Board.

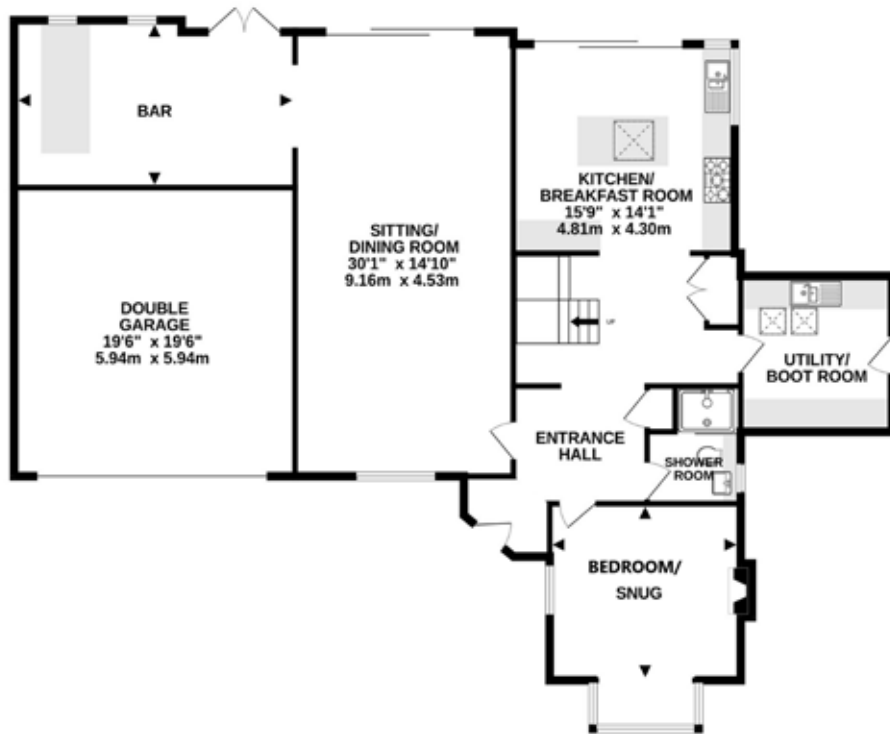
## Services, District Council and Tenure

Air Source Heat Pump , Mains Water, Private Drainage via Water Treatment Plant

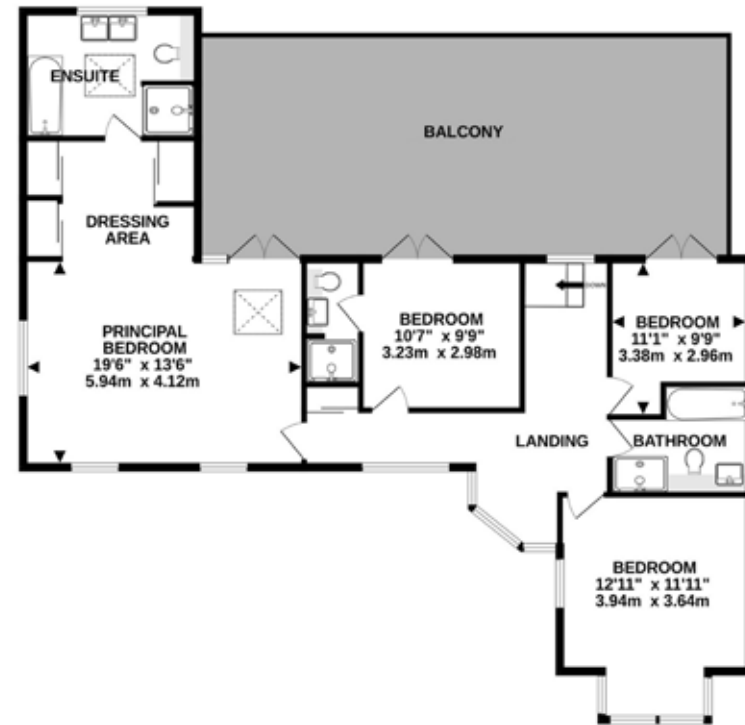
South Norfolk District Council – Council Tax Band E

Freehold





GROUND FLOOR  
1846 sq.ft. (171.5 sq.m.) approx.

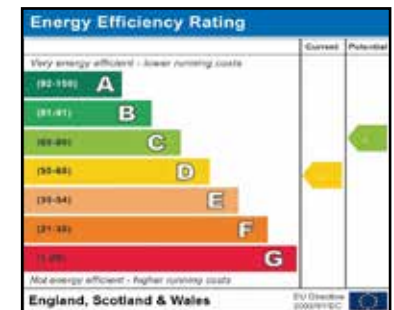


1ST FLOOR  
1146 sq.ft. (106.5 sq.m.) approx.

TOTAL FLOOR AREA : 2992 sq.ft. (278.0 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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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.

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