



THE STORY OF

The Woodlands

Walton Highway, Norfolk

SOWERBYS

S

THE STORY OF

The Woodlands

Lynn Road, Walton Highway, Cambridgeshire,
PE14 7DB

Detached and Spacious Family Home

Sitting on a Plot Measuring Over 1 Acre (STMS)

Three Reception Rooms, One Being a 34 ft Long Sunroom

Ground Floor Bedroom and Shower Room

Four Double Bedrooms to First Floor

Family Bathroom and En-Suite

Home Studio – Ideal for Running a Business From Home

In and Out Driveway and Ample Off-Road Parking

Two Stables and Separate Paddock

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com



“We’ve been able to give the children much more space and freedom. They’ve had goats, chickens and pigs...”

Believed to date back to the early 1800s, The Woodlands has been the cherished family home of our sellers for 15 years. The whole family has spent more time outdoors, whilst the children have enjoyed a wonderful lifestyle with plenty of space and freedom, including their own smallholding.

Entering through the elegant wrought iron gates gives a feeling of exclusivity.

The 34ft long sunroom, connected to the kitchen, has been the heart of the home where many memories were made. The

kitchen is spacious with lots of storage and work surface, perfect for cooking enthusiasts.

There are two equally sized reception rooms, allowing everyone their own space. It's ideal for separate activities like watching a film or reading, while others socialise in the sunroom.

For those who prefer not to use stairs, there's a ground floor bedroom with a separate shower room. Upstairs, there are four more bedrooms, a family bathroom, and an additional en-suite.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

The outdoor area has a lot to offer. There are a two stables for horse or pony owners, and a good-sized paddock surrounded by mature hedges for privacy. For those who work from home, there's a studio cabin available.



Of course, ample parking is available with an in and out driveway, and there's more than enough space to store a motorhome, caravan or boat.



With over an acre of land, equestrian facilities, or the potential for a smallholding, The Woodlands offers plenty for a spacious family home or multi-generational living.



ALL THE REASONS

Walton Highway

IN NORFOLK
IS THE PLACE TO CALL HOME



On the edge of the county of Norfolk, sits the quiet but well-connected village of Walton Highway.

Wisbech is around eight minutes away, with King's Lynn just over 15. Both of these towns boast a significant history and have a range of shops, restaurants and entertainment.

Whilst King's Lynn has its own train line, and direct route to London, a 45 minute car journey will land you at the historic city of Peterborough.

With a large pedestrian shopping centre, Norman-dated cathedral and a professional English third tier football team - the city offers much. However, it also offers fantastic connectivity up and down the country as its train station is a major interchange. With services to London, York, Newcastle and Glasgow, easy access to this city could be a commuter's dream.

For a quiet village, well-connected for Norfolk, Cambridgeshire and beyond, Walton Highway might be your ideal next home.

This charming area falls within the parish of King's Lynn and West Norfolk but is within minutes of Cambridgeshire.

Walton Highway offers a good number of amenities, with a chip shop, and plant nursery, one of its biggest exploits is the popular farm shop, Worzals. The shop is often-popular, especially around pumpkin season, and also has an adjoining restaurant which is highly rated.

St Mary's Church, shared with neighbouring West Walton, was built in around 1240. The church's detached Bell Tower is stunning and can be seen on walks around the village and outside of it. West Walton also has well-regarded primary and secondary schools, and a village hall.



Note from the Vendor



“It's been a wonderful family home, with plenty of space, character and charm.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 8091-7227-6930-0367-5992

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///taped.between.unpainted

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL