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THE STORY OF  
**1 Meadow Grove**  
*Watton, Norfolk*

**SOWERBYS**





THE STORY OF

# 1 Meadow Grove

Watton, Norfolk  
IP25 6UY

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Detached Modern Farmhouse

Five Bedrooms

Three Bathrooms

Open Plan Kitchen/Breakfast Room

Three Further Reception Rooms

Wine Cellar

Underfloor Heating to Ground Floor

Solid Oak Floors

Double Garage with Office/Games Room

Beautiful Landscaped Gardens

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**SOWERBYS WATTON OFFICE**

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Opulent and majestic are two words that could easily be used to describe this beautiful home, offering countryside living with the convenience of local amenities just a short walk away. Relax, take in the view over the stunning gardens and impressive pond, which is a haven for local wildlife, does life get much better than this?

This stunning Modern Farmhouse style home was built 13 years ago by a highly regarded and award-winning local developer as one of his first ever projects it was so good, he made it his home.

Located on the edge of the South Norfolk market town of Watton yet with the wonderful countryside on your doorstep, there's even a golf course just a short walk away.

Upon arriving at this delightful property, you can already see this home oozes quality and charm, with beautiful, exposed flint elevation and constructed with flemish bond bricks and incorporating euroco wood window frames this property is far from ordinary.

Enter the property and you are greeted by an impressive and sizeable solid oak entrance door leading into a semi vaulted reception hall, with exposed beams, brick walls and pamment tile floor it is as though you have suddenly been transported to a bygone era.





The accommodation has been carefully considered and designed striking the perfect balance of intimate reception rooms such as the sitting room, drawing room and large sociable open plan farmhouse style kitchen/ dining room, which exudes character, thanks to the hand-crafted solid wood kitchen and worktops, exposed beams and imposing fireplace with log burning stove. The garden room, which leads off the kitchen, offers panoramic views over the garden, another wonderful fire place and even a thatched bar, what a perfect place for a family gathering and an incredible entertaining space. Furthermore, the property even boasts its own purpose built wine cellar.

There are five well proportioned bedrooms set over the second and third floors, of which the lavish principal bedroom suite benefits from a large dressing area with built in wardrobes and a luxury en suite bathroom with an inviting and substantial inset bath with oak panel surround.







If the property didn't already offer enough, moving outside there is a detached double garage with an adjacent workshop, kitchen, and cloak room and on the first floor a 45ft office/games room, a perfect place to work from home away from the family space in the main house. For those seeking additional accommodation for a loved one, then this has the potential to be transformed into a self-contained annexe.

Outside the grounds measure approximately 0.35 acres the majority of this being beautifully presented gardens. The front, south facing garden is the largest, there is an extensive lawn and incredible pond which has a variety of fish and is a haven for local wildlife.

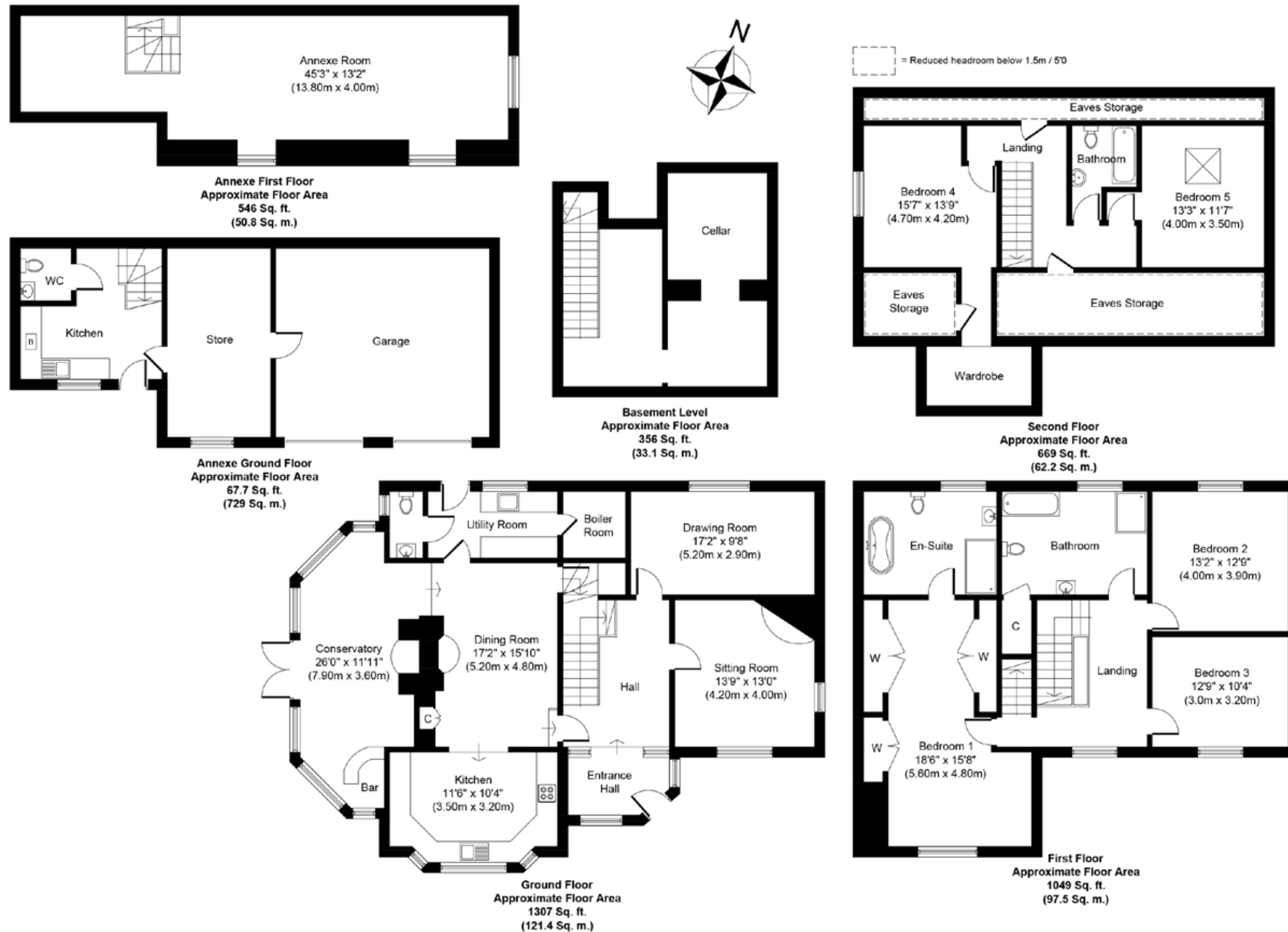
To the side and rear of the property there are further lawned gardens and a patio seating area, which is bordered with well stocked flower and shrub beds providing a wash of colour, making this a lovely and very private area to relax in the afternoon / evening whilst enjoying the westerly sun.











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

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# Watton

## ROOM TO GROW IN THIS STRONG RURAL COMMUNITY

Watton, a beloved market town nestled in Breckland, Norfolk, offers a tranquil retreat with abundant country homes and equestrian properties. Each year, the Wayland Show, among England's oldest agricultural shows, brings the community together.

The town boasts essential amenities, including primary, junior, and secondary schools, a GP clinic, dental surgery, chemist, supermarket, Post Office, and sports centre. Loch Neaton, reputedly England's sole loch, originated in 1875 when Scottish railway workers excavated land, creating a lake filled by the River Wissey. Though the Victorian-era attractions have vanished, Loch Neaton remains a scenic spot for leisurely walks and fishing.

Nearby Wayland Wood, rumoured to be the setting for the children's tale "Babes in the Wood," invites exploration with its natural beauty. Outdoor enthusiasts can explore Thetford Forest's cycling trails or tee off at Richmond Park Golf Course, an expansive 18-hole course set in picturesque parkland.

After a day of activities, Watton offers several welcoming pubs like The Willow House and The Waggon & Horses in Griston, or The Old Bell in Saham Toney, ideal for enjoying local ales and hearty meals.

With its rich history, breathtaking landscapes, and diverse property offerings, Watton shines as a gem in Norfolk's rural landscape.



### SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating to main house and oil heating in garage.

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

C. Ref:- 0380-2024-4150-2002-0685

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.

### AGENTS NOTE

Please note that some images have been virtually staged.

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# SOWERBYS

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