



THE STORY OF

Berengaria

Wicklewood, Norfolk

SOWERBYS



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Berengaria

Milestone Lane, Wicklewood, Wymondham, Norfolk
NR18 9QL

Private Plot of Over an Acre

Open Field Views Along Milestone Lane

Versatile Accommodation
Arranged Over Two Floors

Three Reception Rooms Offering Flexible Living

Light-Filled Kitchen at the Heart of the Home

Elegant Bay-Fronted Sitting Room

Ground Floor Bedroom with En-Suite Facilities

Beautifully Presented Throughout

Double Garage Providing Parking and Storage

Close to Local Schools and Village Amenities





Berengaria is a home that reveals its quality gently, where quiet luxury and thoughtful detail come together to create an atmosphere that feels immediately comforting and deeply refined. Set within a private plot of over an acre and enjoying open field views along Milestone Lane, this detached village home offers a sense of calm, space and assurance that is increasingly rare.

From the moment you step inside, there is an unspoken warmth to the house. Natural light moves effortlessly through the rooms, enhancing the soft elegance of the interiors and creating a feeling that is both uplifting and reassuring. Every space has been carefully finished, with a level of attention that speaks to longevity rather than fashion, resulting in rooms that feel timeless, welcoming and quietly impressive.

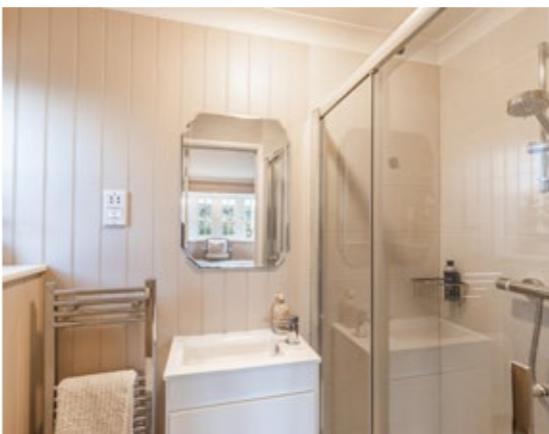
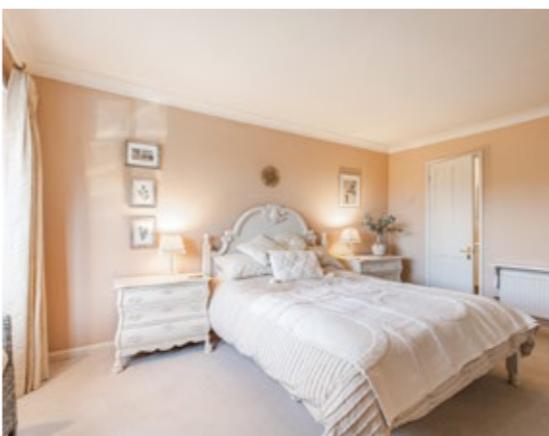
The accommodation unfolds with balance and intention. Three reception rooms provide versatility without compromise, each offering a distinct mood and purpose. The main sitting room is a beautifully proportioned space, centred around a bay window that draws the outside in and fills the room with light throughout the day. It is a room made for lingering, whether for relaxed evenings or hosting family and friends. A separate snug offers a more intimate setting, ideal as a reading room, home office or quiet retreat, while the conservatory extends the living space into the garden, creating a gentle connection between house and landscape and offering year-round enjoyment.

At the heart of the home lies a light-filled kitchen, a space that feels both practical and nurturing. Thoughtfully arranged and finished to a high standard, an inviting backdrop for everyday life, with ample room for gathering and conversation. The adjoining utility room ensures an easy flow of day-to-day routines, allowing the main living areas to retain their calm and order.



Spacious, comfortable
and tasteful.





One of Berengaria's most appealing qualities is the flexibility it offers. A ground floor bedroom with en-suite facilities provides valuable options, whether for multi-generational living, visiting guests or the comfort of single-level accommodation. Upstairs, further bedrooms are generously proportioned and supported by additional bathroom facilities, creating a sense of ease and flow that adapts naturally as needs change over time.

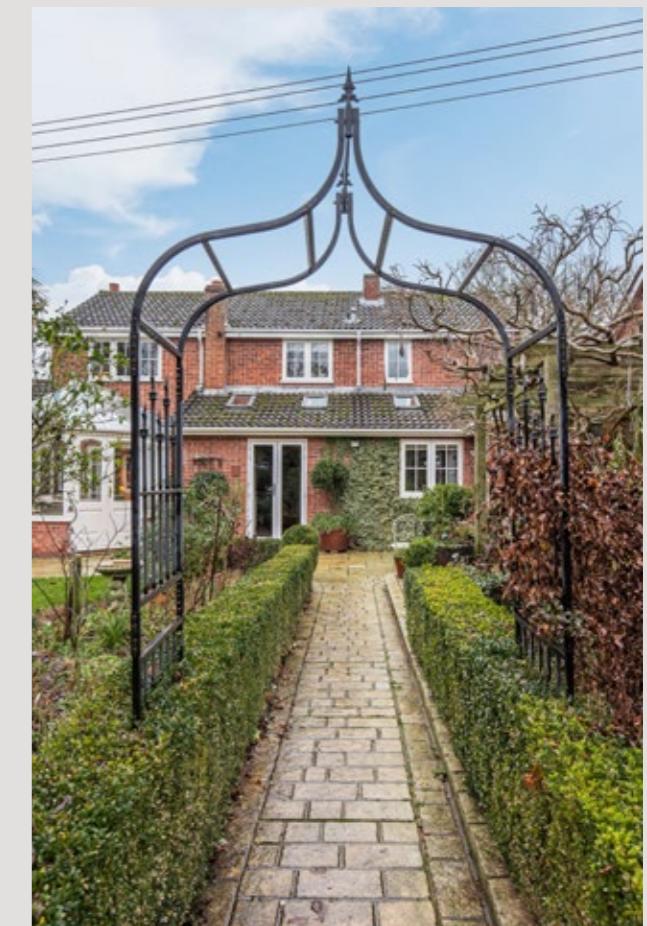
Outside, the grounds are a true extension of the home. The plot, extending to over an acre, offers privacy, freedom and opportunity in equal measure. There is space to garden, to entertain, to create or simply to enjoy the peace and openness that surrounds you. There is an enhanced feeling of light and openness, while the setting remains connected to village life. A double garage provides secure parking and useful storage, adding to the practicality of the property.

Throughout the house, there is a consistent sense of care and quality. Every detail has been finished to a high standard, creating a home that feels complete yet full of possibility. It is a place that invites you to slow down, to settle in, and to imagine a future shaped around comfort, elegance and ease.

Located within the well-regarded village of Wicklewood, Berengaria enjoys access to local schools and a strong sense of community, with wider amenities and transport links available nearby. Altogether, this is a gracious and enduring home, offering quiet sophistication, warmth and space in a setting that feels both grounding and uplifting, a place to grow into and remain for years to come.



We have lived here for 53 years, during which time the house and garden have been thoughtfully enlarged.





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.

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Wicklewood

A DELIGHTFUL COUNTRYSIDE VILLAGE

Set within gently rolling South Norfolk countryside, Wicklewood is a charming and well-regarded village, ideally positioned just a short distance from the historic market town of Wymondham. The village itself enjoys a strong sense of community and everyday convenience, with a well-loved family-orientated public house, The Cherry Tree, a parish church and a highly regarded primary school, all surrounded by open fields and quiet rural lanes.

Just three miles away, Wymondham provides an excellent range of amenities and is widely recognised as one of Norfolk's most desirable market towns. The town is centred around the impressive Wymondham Abbey and benefits from direct rail services to Norwich, Cambridge and London King's Cross, making it particularly well suited to commuters. Facilities include a Waitrose supermarket, a weekly Friday market, GP and medical surgeries, and a broad selection of independent shops, cafés, pubs and restaurants. Leisure provision is also a strong feature, with a sports and leisure centre offering a gym and swimming pool, alongside additional fitness facilities and recreational spaces.

The neighbouring market town of Attleborough, approximately six miles away, offers further amenities including multiple schools, a town hall, shops, cafés, bars and restaurants, medical services and a long-established Thursday market dating back to 1226. A variety of family attractions can also be found nearby, including Banham Zoo, Melsop Farm Park, Hulabaloos and Combat Paintball.

The attractive small town of Hingham, just three miles away, is also worthy of note. Known for its handsome Georgian architecture, Hingham offers a traditional market-place setting with an excellent local butcher, bakery, independent shops and a popular public house, providing a charming alternative for day-to-day shopping and dining.



Note from the Vendor



"We have loved the quiet, private setting, open views and beautiful garden, along with good local schools and easy access to Wymondham."



SERVICES CONNECTED

Main water and electricity. Oil fired central heating. Drainage via septic tank.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:-2777-3051-1203-1305-7200

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: //squeezed.custard.chariots

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