



The Cottage
Toprow | Wreningham | Norfolk | NR16 1AR

 FINE & COUNTRY

WORK, REST AND PLAY



“There’s more than meets the eye here – what appears to be a modest village home is a magnificent family-friendly property with an enormous amount of space plus a large detached double garage and huge games room. Sitting in just under an acre of glorious gardens, the house has been lovingly renovated over the past few years and marries contemporary style with a comfortable and welcoming feel. The location is a lovely bonus, in a quiet village with a friendly community, offering countryside views and walks but within easy reach of a plethora of towns, villages and transport links.”



KEY FEATURES

- A Beautiful Contemporary Home situated in the South Norfolk Village of Wreningham
- Four/Five Bedrooms and Three Shower Rooms (Two En-Suites)
- Principal Bedroom benefits from a Walk-In Wardrobe and Balcony
- Kitchen/Dining Room, Separate Utility, Ground Floor Wet Room & WC
- Sitting Room, Garden Room and Study/Bedroom Five
- Double Garage with Ev Charger and Adjoining Games Room complete with Wet Room
- The Grounds extend to just under 1 acre and benefit from Field Views
- The Accommodation extends to 4,178sq.ft
- Energy Rating: A

This is a property that puts a big tick in every box, working as well for social occasions as it does for day-to-day life. With annexe potential, subject to consent, and a one-acre plot, you can live life your way here, whether you like to retreat from the outside world and relax in peace or fill your home with friends and family. A place to unwind and to make memories, a home to treasure, you'll put down roots here.

Welcome Home

This contemporary home has been lovingly updated and improved by the current owners, finished with an excellent eye for contemporary design and a big dose of style. Well-proportioned and bright, it's a lovely welcoming place and it's easy to see why the owners were drawn here. It was perfect when their children were young and has worked well at each stage of family life, rising to every occasion. They have replaced the kitchen, flooring, some of the bathrooms and, more recently, added a stunning games room or studio alongside the house, offering further potential as a self-contained annexe.

Spacious And Uplifting

The house is larger than it first appears and sure to impress from the moment you come into the entrance hall, stairs rising up in front of you. You have a ground floor bedroom suite to one side – ideal as guest accommodation or for anyone with limited mobility, and a useful study on the other side where you can tuck yourself away to work in peace. Beyond this is a beautiful dual aspect sitting room. The fire keeps things cosy in the winter months, while the double doors to the kitchen allow you to open up the space when you're entertaining. The kitchen is real 'heart of the home' stuff, exquisitely finished and incredibly bright and spacious. You can easily imagine your friends gathering around the island unit for drinks, before moving to the table for dinner and on into the garden room to bask in the sun's warmth.





KEY FEATURES

A utility room and wet room add practical touches, the former with independent access from outside, so you can bring your muddy boots (and wet dogs!) straight in and keep the mess from spreading! Upstairs, the principal bedroom suite is another highlight, complete with walk-in wardrobe, luxurious shower room and balcony with spectacular views. Picture yourself enjoying a slow start to the weekend, sitting here with your coffee, watching the birds over the surrounding countryside. A further two double bedrooms share a generous shower room. As you explore, you'll see the house works well for those with younger children, allowing you to keep an eye on them as they play, and also to have 'adults only' rooms, free from toys. With teens you'll appreciate that everyone has their own space and that two of the bedrooms are en-suite, which helps when everyone wants to get ready at the same time!

Well Connected

We've already mentioned the games room. It's a fabulous space that's perfect for teens hosting friends or for sleepover parties. It would be ideal if you run a business from home and you're looking for dedicated office space away from the main accommodation. There's also a shower room, so you could even use it as an annexe, subject to change of planning consent. (At no time shall it be sold, leased or occupied independently from the main dwelling nor shall the common ownership or occupation of the building and main dwelling be severed). This would be ideal perhaps for an adult child living at home or an older relative who wants their own space. It's full of possibilities! The south-facing garden is a dream – it gets lovely and warm out here, so you can sit out and enjoy fresh air and relaxation. The garden is large and there's lots of room for kids to play or dogs to run around – it's securely fenced so they won't be able to slip out while you're not looking. You have neighbours on one side and on the other side there's open farmland, so it's peaceful and private. Beyond the house, the village awaits, with a friendly community where you can meet people and feel right at home. Wreningham is known for having a very desirable primary school, an excellent pub and restaurant, and also has a village hall hosting regular groups and events. The village is well placed for easy access to Norwich, Wymondham, Diss, Mulbarton and Long Stratton, close to the A11 and A140, so it's a great base from which to make the most of the area.





























INFORMATION



On The Doorstep

Wreningham is situated in a peaceful rural environment just off the A11. The market town of Wymondham is 4 miles away and provides a large range of amenities including supermarkets, excellent schooling and a station with trains to Norwich and Cambridge.

How Far Is It To?

The cathedral city of Norwich is 9 miles to the north with its International Airport and ever increasing shopping facilities including Chantry Place , private schools and the University Hospital at Colney. From the market town of Diss (14 miles) there is a direct main line rail link to London Liverpool Street. The historic city of Cambridge is one hour to the south with its famous university. A little further afield are the famous Norfolk Broads (45 mins) and the popular North Norfolk Coast (one hour) with its quaint villages and sandy beaches.

Directions

Leave Norwich on the Ipswich Road and just after the Marsh Harrier pub turn right onto the B1113 and travel through the villages of Swardeston and Mulbarton. At the roundabout take the 2nd exit onto The Street/B1113. Turn left onto Toprow and the property will be found further along on the right hand side.

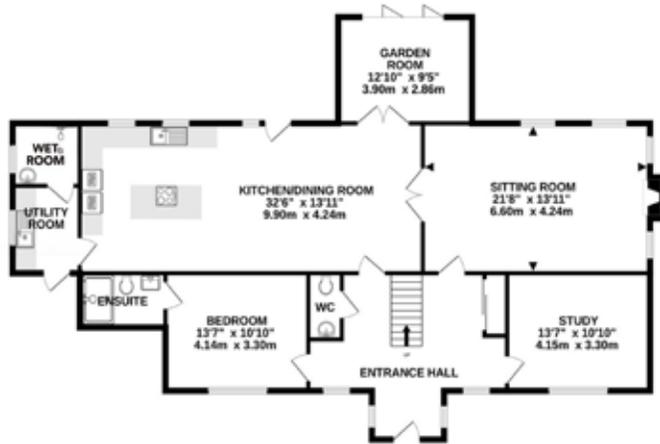
Services, District Council and Tenure

Air Source Heat Pump, Mains Water, Drainage to Public Sewer via Pumping Station, Solar Panels and EV Charger
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South Norfolk District Council - Council Tax Band E
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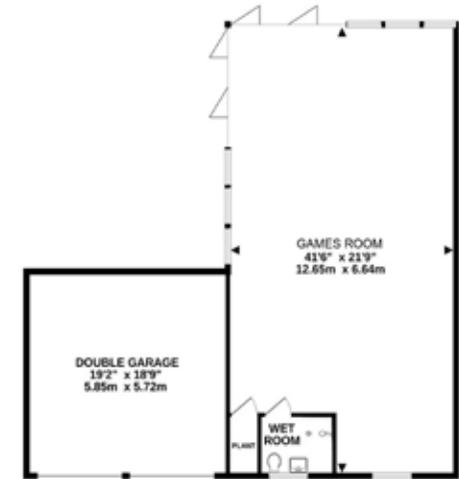
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GROUND FLOOR
1535 sq.ft. (142.6 sq.m.) approx.



1ST FLOOR
1378 sq.ft. (128.0 sq.m.) approx.



OUTBUILDING
1265 sq.ft. (117.5 sq.m.) approx.

TOTAL FLOOR AREA : 4178 sq.ft. (388.1 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
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (91-100)	93	102
B (81-90)			
C (69-80)			
D (54-68)			
E (39-53)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		

England & Wales
EU Directive 2002/91/EC
www.epc4u.com

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For a free valuation, contact the numbers listed on the brochure.





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