



Southover
Beech Road | Wroxham | Norfolk | NR12 8TP

FINE & COUNTRY

BROADLAND BEAUTY



“Wroxham is known as the Capital of the Norfolk Broads, and from this attractive period home, a piece of village history, you can enjoy the very best of the waterways.

With your own boathouse, private moorings, views over mature woodlands and a vast variety of wildlife. You're beautifully tucked away yet you can walk into the centre of the village to go for dinner, to the library, the supermarket and so much more.”



KEY FEATURES

- A Beautiful Arts and Crafts Thatched Property situated on the Waterway at Wroxham with Spectacular Views
- Five Bedrooms; Four Bath/Shower Rooms – Three of which are En-Suite
- Open Plan Kitchen/Living/Dining Room and Separate Utility
- Further Reception used as a Games Room
- The Property has its own Private Mooring and Boathouse
- Two Sundecks with Undercover Dining Area, a Hot Tub and a Balcony
- Views over the Water, Woodland and a Vast Variety of Wildlife
- The Accommodation extends to 2,187sq.ft
- Energy Rating: D

This beautifully finished Arts and Crafts home has been cleverly designed to make the most of the setting, with glorious views down the recently landscaped garden to the river beyond. A delightful spot, it's very quiet here and you can easily picture yourself relaxing on the balcony or the decked terrace and watching the boats go by.

Private And Prestigious

The property can be found down a private part of one of the most exclusive roads in Wroxham. Set off The Avenues, Beech Road leads down to the water, with houses set well back from the lane in generous gardens, enjoying a high degree of privacy. You have no passing traffic with the only cars down here belonging to residents or their guests. The house was built in 1909 by the Roy family, of Roy's of Wroxham fame, as their summer residence. When the owners came here, over 15 years ago, the house had fallen into disrepair and needed a lot of TLC. They embarked on a full renovation, including raising the whole house on piles so as to avoid any possibility of flooding and improve the outlook. Over their time here, they have regularly improved the property so it comes to the market in pristine condition. Everything they do, they have gone over and above to ensure durability and quality. Even the roof was rethatched just a few years ago and should last for the next 40+ years if maintained. It's been a much-loved second home, rented out when the owners are not in residence. It's been very successful as a luxurious holiday let, with excellent ratings, and brings in a healthy income. Whether you're looking for a place to retire, a weekend bolthole, or somewhere you can rent when not in personal use, this will perfectly fit the bill.





KEY FEATURES

Sociable Space

The property has five double bedrooms and four bathrooms and is currently set up to sleep ten people in comfort. This means the owners have been able to host their extended family here and have a lot of fun making memories together, throwing parties, soaking in the hot tub, sailing on the river and more. The sitting room is spacious and has fabulous views out over the water, as well as doors to the deck. There's a games room with pool table and table football, so the kids and teens will have their own space in which to relax. This could potentially be converted into an annexe, subject to planning. The kitchen is wonderfully sociable, so when you're cooking for everyone, you're still part of the conversation. What's more, it's part glazed in the roof, so you have this lovely connection to the surroundings. One of the baths sits under a glazed roof, and the owner loves to relax in there and gaze up at the stars, or at the birds flying overhead. The boathouse is connected to the main property, so you can go straight out of the house and head out onto the river.

Unwind By The Water

From both the house and garden you'll see herons, ducks, geese, swans, otters, kingfishers and more – it's paradise for anyone who loves to spend time in nature. The owners feed the birds and encourage them to visit and word has spread, so they have a regular stream of visitors. You can even throw food to the birds from the balcony! The garden has recently been landscaped and is a lovely place to sit out. The owners have enjoyed building a barbecue with undercover dining area and have hosted friends here on many occasions. Once you're at the property, there's a good chance you won't want to leave, but you'd be missing out if you didn't explore the area. You can travel to nearby Salhouse, Belaugh and Coltishall on the water, or head into Wroxham on foot. There's a good selection of cafes and restaurants in the village, as well as everyday amenities. The Roy family, who had this property built, still own Roys today, and it's said to be the biggest village store in the world, with a department store, toy shop, hardware shop, supermarket and garden centre all right here in Wroxham.

































INFORMATION



On The Doorstep

Wroxham, is the centre of the Norfolk Broads with a network of over 120 miles of navigable waterways and is known as a National Park. From here you can explore the wealth of broads and backwaters at one's leisure. Wroxham boasts the Roys of Wroxham department store, individual boutiques, a range of eateries, banks and tourist attractions. The neighbouring village of Hoveton provides an excellent health centre. The Norfolk coast is an area of outstanding natural beauty and is close at hand with a number of golf courses and other leisure facilities close by.

How Far Is It To?

From Wroxham you have easy access to the city of Norwich which is approximately 8.5 miles to the south west with its large array of cultural and leisure facilities, including Chantry Place shopping centre, bars, restaurants, theatres and cinemas. There are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with an approximate journey time of 1 hour 40 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

Directions

Leave Norwich on the A1151 Wroxham Road and proceed towards Wroxham over the railway bridge and continue straight ahead at the mini roundabout. After approximately half a mile take the next right into The Avenue and then left onto Beech Road.

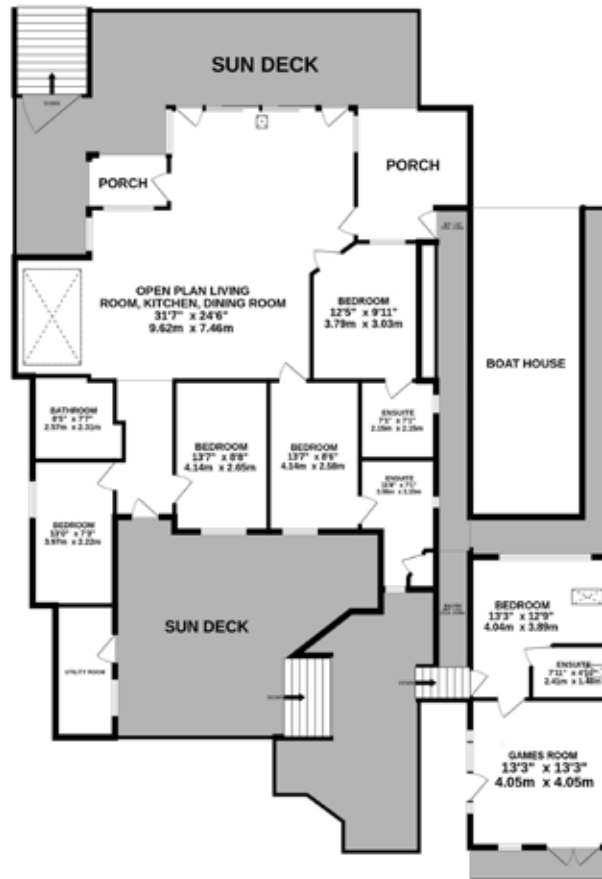
Services, District Council and Tenure

HEATING, WATER AND DRAINAGE TBA-PIQ FORM TO BE FILLED IN BY VENDOR

Broadband Available - VENDOR USES ??

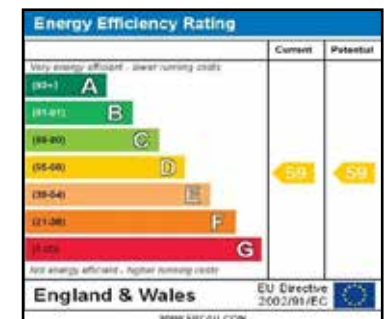
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Broadland District Council - Council Tax Band E
Freehold

GROUND FLOOR
2187 sq.ft. (203.2 sq.m.) approx.



TOTAL FLOOR AREA: 2187 sq.ft. (203.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

