



Meadow Rise
Toprow | Wreningham | Norfolk | NR16 1AR

MADE TO MEASURE



“In a lovely position, set back from the road with open countryside beyond, this property is a true hidden gem.
Built by the owners as their own home, it’s beautifully bespoke,
designed with great love and care and exquisitely finished with meticulous attention to detail and all mod cons.
A home that has much to offer and asks very little in return,
all in an enviable setting within a village that’s quiet yet friendly and accessible for the wider area.”



KEY FEATURES

- A Fabulous Bespoke Bungalow situated in the Popular Village of Wrenningham
- Three Bedrooms; Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite Shower Room
- Open Plan Kitchen/Sitting and Dining Room with Bi-Fold Doors to the Garden; Separate Utility and WC
- Fully Fenced Garden with Patio and Pergola
- Integral Garage and Driveway Providing Parking
- The Accommodation extends to 1,630sq.ft
- Energy Rating: B

A one-off home built to an incredibly high standard, sitting in a glorious secluded and peaceful village setting with open countryside around, if you want to settle into country life but you don't want to be isolated, if you want a contemporary, low maintenance home but love village life, this will be perfect for you. Designed to suit a couple or a family, you could soon be enjoying everything this bright and welcoming home has to give.

For All The Family

The owners built the property in 2019, having designed it to suit their sociable lifestyle with room for family gatherings and visiting grandchildren. They worked on it as a family too, so it's been a real labour of love. Everything here is exactly as they wanted it and overall it's surpassed their expectations. The only unexpected thing is that now they want to do it all over again! It's a very easy house to live in and very economical, with an air source heat pump and underfloor heating throughout to keep it cosy. It's all on one level, with a ramp to the front door and wide doors throughout, so it's also very accessible. The owners have enjoyed being able to gather their family and friends here and have packed a lot of memories into these past few years, and when you come to view, you'll see that this is a house that works very well for all the generations.

Easy Living

The heart of the home is the impressive open plan living space, sitting right at the centre of the property. This very generous room has the kitchen to one side, complete with an island unit where guests can sit and chat as you prepare food or pause for a coffee. This room is filled with light thanks to the two rooflights in addition to the window overlooking the garden. The sitting and dining area runs the full length of the house, with a feature fireplace and log burner in the part where the owners have their seating.





KEY FEATURES

Full length windows at one end and bifold doors at the other allow the light to flood in and frame the lovely green outlook. In summer, the owners have the doors open as much as possible, enjoying their morning cup of tea on the patio beyond (again, it's all on one level with no need to step up or down), or firing up the barbecue for family and friends. There's a separate utility room, which is always a boon as your washing machine isn't going to disturb the conversation and it means you can have pet food bowls and muddy paws kept away from the main living space. There's also an integrated garage reached through the utility room, with overhead storage that has Velux windows and so offers further potential. To the other side of the living areas you'll find the three double bedrooms, all well-proportioned. The principal has a stylish wet room, while the other two bedrooms share a family bathroom with walk-in shower. Even the airing cupboard is a good size here – everything has been designed to be both practical and attractive. The owners use one of the bedrooms as an additional reception room, so when the grandchildren visit, they have their own space.

Perfectly Positioned

The large patio to the rear of the house is nicely sheltered and has attractive raised beds. Beyond this is an expanse of lawn, again edged with mature shrub beds, with a raised deck to one side where the owners have created a lovely west-facing undercover area for al-fresco dining. The garden is easy to care for and attractive and there's room for children to play. You're totally private out here, as the neighbours are single storey so nobody can see in. The owners have a dog and love walking and have found this a great base from which to explore the area. They love nearby Mulbarton and Wymondham, as well as the Norfolk and Suffolk coast and the Broads, all of which are within easy reach from here. Norwich is also a favourite, and they've been impressed by how quick it is to head out from the area too when you need to travel cross country or down to the south. When you think of Wrenningham, locals will instantly think of the pub, walking distance from the property, that has an excellent reputation and serves delicious food. There's also a village hall, active church and highly regarded primary school in the village, so if you're new to the area, it's easy to





















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?

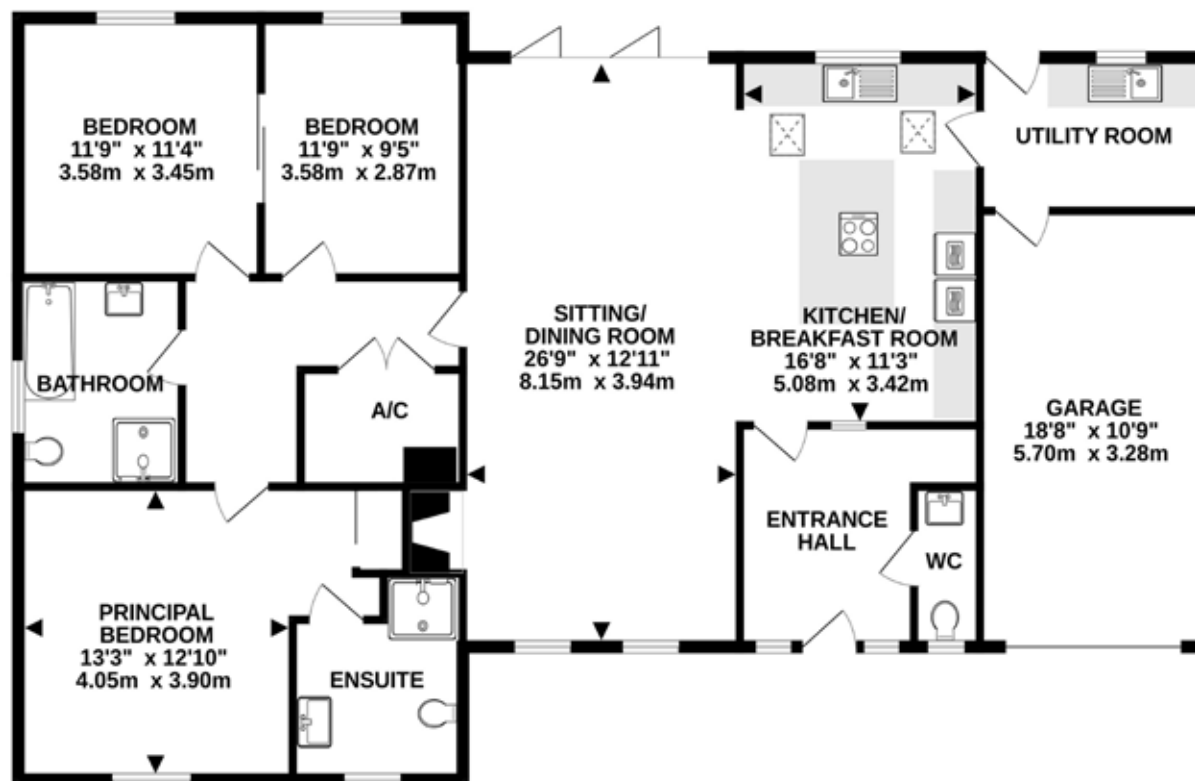
The Cathedral city of Norwich is 9 miles to the north with its International Airport and ever increasing shopping facilities including Chantry Place , private schools and the University Hospital at Colney. From the market town of Diss (14 miles) there is a direct main line rail link to London Liverpool 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 High Road and then left again and the property will be found clearly displaying a Fine & Country For Sale Board.

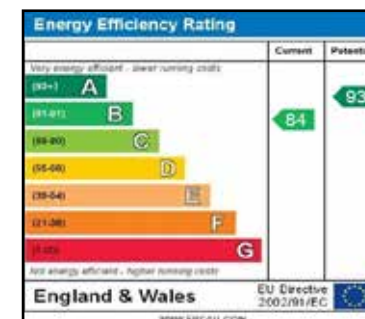
Services, District Council and Tenure

Air Source Heat Pump, Mains Water, Drainage via Water Treatment Plant
Broadband Available
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
South Norfolk District Council - Council Tax Band E
Freehold



TOTAL FLOOR AREA : 1630 sq.ft. (151.4 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
Made with Metropix ©2025



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



follow Fine & Country Norwich on



Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

