



Saxon Lodge  
141 Norwich Road | Wroxham | Norfolk | NR12 8RY

# VICTORIAN SPLENDOUR



“A fabulous family home that’s handsome inside and out, with wonderful period features, beautifully proportioned rooms, excellent entertaining areas and an annexe, sitting in a plot of around 0.39 acres.

You’ll find it in the very desirable Broadland village of Wroxham, with first-class transport links by road and rail.

Easy access to the countryside, all the shops you need and opportunities for sailing, fishing, paddleboarding and wild swimming, all within walking distance.”







# KEY FEATURES

- A Handsome Period Property with a Self-Contained One Bedroom Annexe, situated in the Broadland Village of Wroxham
- Main House with Seven Bedrooms and Four Bath/Shower Rooms
- Kitchen/Breakfast Room with Separate Utility Room
- Ground Floor WC
- Three Reception Rooms, Study and a Conservatory
- The Grounds extend to 0.39 of an acre and include a Bespoke Garden Room, Shed and Potting Shed
- Electric Gated Entrance with Plenty of Parking and EV Charging Point
- The Accommodation excluding Garden Room extends to 4,584sq.ft
- Energy Rating: D

With a rich history that's woven into the story of the village itself, this is a place that's easy to fall in love with. In recent years it's been home to four generations of the same family, which is a testament to its success, its charm and its warm ambience. The proportions may be grand but this is a home that doesn't stand on ceremony. Instead it will welcome you in and you'll make treasured memories with your nearest and dearest.

## A Home With History

The property dates back to 1899, when it was built by a lady called Blanche Taylor, funded by a £500 inheritance she'd received from her grandfather. The house then passed to a doctor and then to the local bank manager, who was a pillar of the community. As he was heavily involved in village life, what is today the sitting room was once the church rooms. He and his family were among the original members of the East Norfolk Operatic Society, and pleasingly the current owner is now a member and has held rehearsals here, so you can see the house has played a part in the life of the community here for many years. During its current ownership, the house has been extended and improved without compromising on the gorgeous original features found throughout. The owners have raised their four daughters here, have had an elderly parent in the annexe, as well as a grandchild living here for a short while – so for a time, all four generations called this home.

## Family Friendly

From the first time you see it, this is a home that stays with you. It really does have something special. The handsome frontage invites you to explore, and when you set foot inside, the stunning hallway, with its original floor tiles and elegant staircase, sets the tone for what's to come. Either side at the front is an attractive and well-proportioned bay-fronted reception room, complete with feature fireplace. Behind these rooms is the kitchen to one side and the main sitting room to the other.









# KEY FEATURES

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Double doors lead from the spacious sitting room to a conservatory beyond, so you can open the rooms into one when you're entertaining. The owners have comfortably seated 35 in here on occasion – there really is a lot of space to play with. The kitchen is L-shaped and both practical and attractive. There's an Aga which comes into its own on winter mornings (and helps dry your laundry too!), as well as a range cooker. The owners' family have gathered around the table here on many occasions, with the grandchildren stopping by after school these days and doing homework sitting here. There's a separate utility room and then, tucked away at the back, a home office, study or hobby room. This is currently a craft room and works perfectly as you can leave everything mid project and not have to worry about tidying up! On the first floor, there's a wonderful master suite, with stylish en-suite bathroom, plus a neighbouring dressing room. Another bedroom forms a suite of rooms, ideal for a teen, with one bedroom through another, so you can have a study or sitting room, as well as a generously proportioned en-suite bathroom. The two other double bedrooms on this floor share a family bathroom. On the second floor, you'll find another two double bedrooms, which share a shower room. With four daughters in their teens here, the owners found the bedroom to bathroom ratio very handy when everyone was getting ready in the mornings! Let's not forget that the house also has a ground-floor annexe that would work well for adult children returning home or as a granny annexe. This has a doorway through to the conservatory, so can be part of the main house or kept completely separate.

## Exploring The Area

Outside, there's plenty of parking to the front of the house on the gravelled driveway. To the rear you have a lovely sunny and private garden. The owners have cleared away a large leylandii and several firs but have retained the ancient beech tree. There's also a glorious magnolia and pretty ginkgo. At the bottom of the garden is a studio that's a bespoke build designed by the owner and known as 'the pavilion'. When one of the owners' daughters recently got married, the owners hosted the reception here, a marquee on the lawn and a bar in the pavilion, with around 130 guests, as the garden is a good size. Beyond the home and garden here, there's plenty to do. You can walk out through the fields across open countryside, or down into Hoveton to do your shopping at Roys. There are woods nearby and a lovely playground for little ones, with another walk that takes you down to the broad and to the sailing club. You have the train station less than a mile away, for travel up to the coast or into Norwich, and regular buses run to the city. There's even a library and GP surgery, as well as lots of places to eat, from tea rooms and sandwich shops to pubs and popular restaurants. If you sail, swim, kayak or fish, you can do all that right here in the village. Life in Wroxham offers the perfect balance of easy access to countryside and to the Norfolk Broads with strong links to the historic city of Norwich – you have everything on the doorstep.











































The Annexe















# INFORMATION

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## On The Doorstep

Wroxham has an excellent range of facilities, including Roys of Wroxham Department Store, individual shops, cafe's, post office and schools. There is also a railway station with connections to Norwich. Wroxham is situated in the heart of the Broads National Park which provides many leisure pursuits, with its waterways, nature reserves abundant with wildlife. 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, on the right hand side of the road, just after the turning for The Avenue, you will find the property clearly signposted with a Fine & Country For Sale Board.

## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

FTTP Broadband Available

Mobile Phone Reception - varies depending on network provider

Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability

Broadland District Council - Council Tax Band for House G, Annexe A  
Freehold

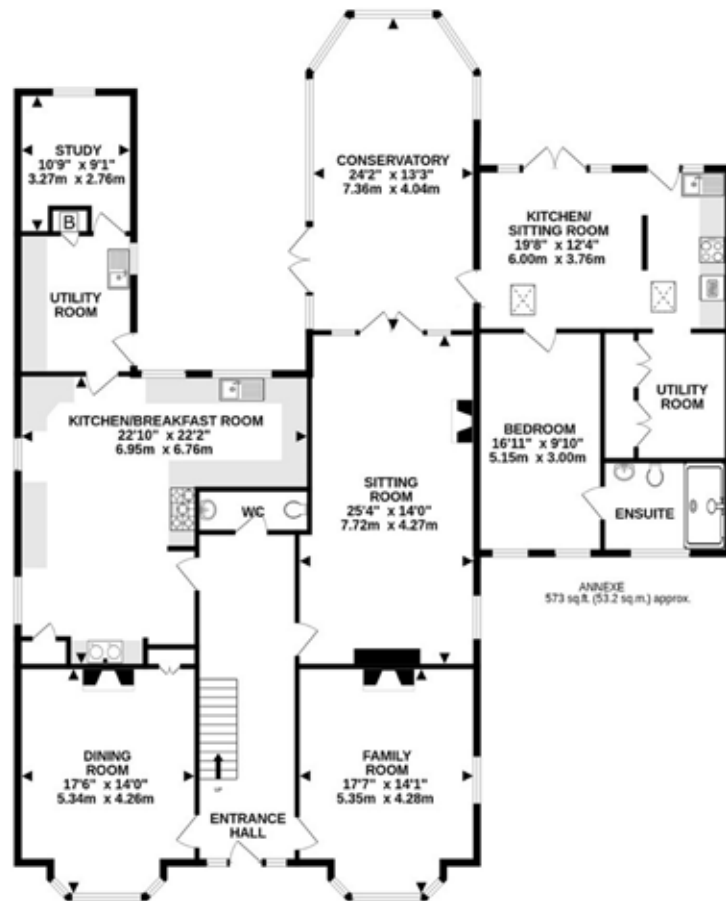
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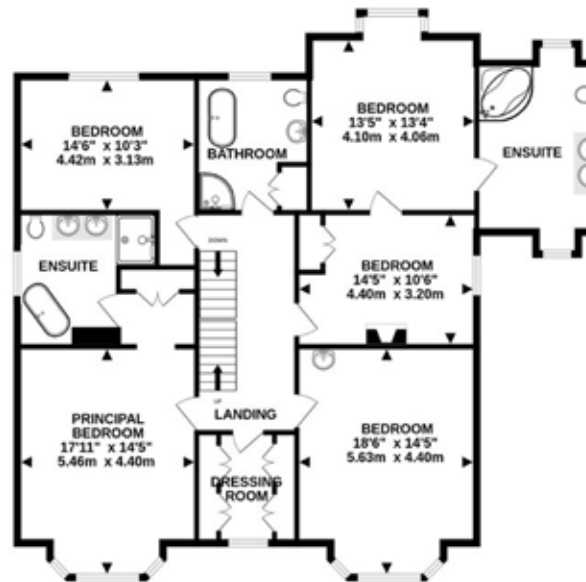
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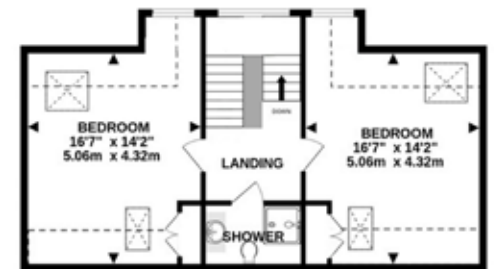




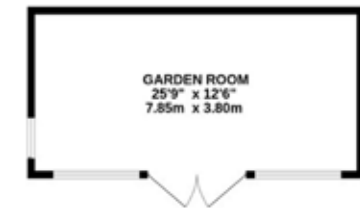
GROUND FLOOR  
1893 sq.ft. (175.0 sq.m.) approx.



1ST FLOOR  
1486 sq.ft. (138.1 sq.m.) approx.



2ND FLOOR  
642 sq.ft. (59.7 sq.m.) approx.

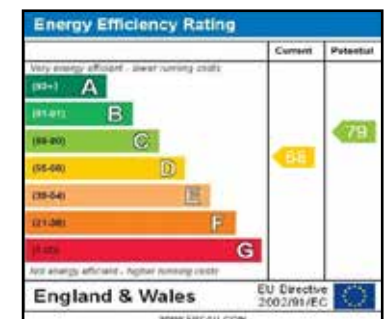


GARDEN ROOM  
25'9" x 12'6"  
7.85m x 3.80m

GARDEN ROOM  
321 sq.ft. (29.8 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING ANNEXE & GARDEN ROOM) : 4011 sq.ft. (372.8 sq.m.) approx.  
FLOOR AREA - ANNEXE : 573 sq.ft. (53.2 sq.m.) approx.  
TOTAL FLOOR AREA : 4906 sq.ft. (455.8 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](http://www.norfolkpropertyphotos.co.uk)  
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# FINE & COUNTRY

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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.

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