



2 The Oaks
Wicklewood | Norfolk | NR18 9QX

SPACE REIGNS SUPREME



“An impressive modern property finished to an incredibly high standard and further upgraded by the current owners, this is a home that is extremely desirable.

One of just four properties in a secluded country setting, within catchment for Wymondham College, it has a lovely south-west facing garden and offers the chance to enjoy country life whilst still being close to the city.”



KEY FEATURES

- An impressive Modern Family Residence situated on a Private Cul-de-Sac
- Six Bedrooms; Four Bath/Shower Rooms
- The Master Suite benefits from a Dressing Room and an En-Suite
- Three Reception Rooms
- Breakfast Kitchen open plan to Garden Room, Separate Utility and Ground Floor WC
- Enclosed Rear Garden
- Double Garage with Studio Above and Driveway providing Parking
- Easy Access to Wymondham College and the A11
- The Accommodation extends to 4,399sq.ft
- Energy Rating: **TBA as Expired**

Just outside the popular village of Wicklewood, up the road from Wymondham College, this home gives you all the benefits of life in the countryside, with the security of friendly neighbours, close to the A11 and to Wymondham and Norwich for easy access, but far enough away that it's refreshingly quiet when you step outside.

Quality And Style

The owners are only the second family to live here since the house was new, and when they arrived they carried out a number of improvements, including upgrading the kitchen. The result is that this already-impressive property now has even more to offer. The owners have loved having space for their growing family and the layout has worked well too. You have the perfect mix of open plan areas and more intimate spaces, an enormous amount of flexibility and a great flow between the house and garden. Everything is well proportioned and it all works so effortlessly.

Freedom And Flexibility

From the moment you walk through the door, it's clear this property is something special. The reception hall is bright and spacious with the oak staircase catching the eye. At the back of the house is the open plan kitchen and garden room – a fabulous space where you can be cooking while you chat to friends, or while you keep an eye on your little ones, inside or out. Two sets of French doors open to the garden and there's ample space for both seating and dining. The main sitting room is also very well proportioned, with a dual aspect, another set of French doors, plus a feature fireplace with cosy woodburner. Off here is another reception, currently a playroom, which the owners love, because they can close the door on any toys at the end of each day and relax in an adult-only space. Another favourite spot is the study, with a bay window looking out to the front of the property, so you can see any comings and goings.





KEY FEATURES

Upstairs, the master suite is spectacular, with a dressing room and beautiful en-suite that's sure to impress. Whether you prefer a soak in the free-standing tub or a walk-in shower, you've got it here. There are three further bedrooms on this floor, two of which have an en-suite, which is ideal if you have young children as they're close by, or if you have older children who love having their own bathroom. On the top floor, the remaining two bedrooms share a family bathroom and this floor is perfect as guest accommodation or for teens. The owners have used the space to host family and friends over their years here and have made so many memories. They have found it's lovely to be able to celebrate with their nearest and dearest and this has been an incredible place to call home.

Soaking Up The Sun

Outside you have a double garage with a useful and versatile studio above. The sun is on the south-west facing garden throughout the day and early evening, providing a great place to sit and relax. It's entirely enclosed, so it's great with young children, or if you have dogs, but it's also sheltered from the wind and a real suntrap. As one of only four properties, you have a small community here and it feels lovely and safe. The neighbours get along well and are friendly, but don't live in each other's pockets, so you have the security of having people around but you still retain your privacy.

The Perfect Position

The position of the property is spot on, balancing the peace, freedom and open space of the countryside with easy access to excellent amenities. You're just 15 minutes from Diss where you can hop on the train and be in London in 90 minutes, a 5-minute drive from the A11 and A47 and the beautiful market town of Wymondham. The schools are first class, with the village primary being rated 'Outstanding' and the very desirable Wymondham College just down the road. You're in catchment for the prep school here, which feeds into the college. There are great local pubs for lazy lunches, amazing places to walk or cycle, plus incredible views – and of course, those wide-open Norfolk skies. There's very little traffic around here too, so you can take your kids out on quiet lanes on their bikes and you'll rarely see a passing car.





























INFORMATION



On The Doorstep

The property enjoys both the benefits of village life as well as the thriving market town atmosphere offered by nearby Wymondham. The attractive town has some outstanding buildings including the striking Abbey, a good range of shops, public houses, cafes and attractive places to take a walk. It also offers some good schools and is home to the renowned Wymondham College. Wymondham is supported by its own railway station with links to both Norwich and Cambridge while offering easy access to the A47 Norwich southern bypass. "Wicklewood is ideal because it feels as if it is in the country, yet it is so close to Wymondham and Norwich. The house is in the catchment area for Wymondham College and High School. Wymondham itself is a great market town with some good shops."

How Far Is It To?

Wicklewood is situated approximately 11 miles south west of the Cathedral City of Norwich with its wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. Norwich boasts its own main line rail link to London Liverpool Street and an international airport. The market town of Attleborough is a mere 5 miles south of Wymondham with a good selection of high street shops including a Sainsburys Supermarket.

Directions

Leave Norwich on the A11 Newmarket Road and head towards London and Thetford. Take the B1135 exit towards Dereham/Wymondham. At the roundabout take the 3rd exit and continue on the B1135. At the roundabout take the 2nd exit onto Harts Farm Road/B1172. Take a slight right onto London Road and then right onto Bradmans Lane. Turn left onto Dykebeck and continue onto High Oak Road and turn right onto The Oaks. The property will be clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Drainage via Treatment Plant

FTTP Broadband Available - vendor uses SKY

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

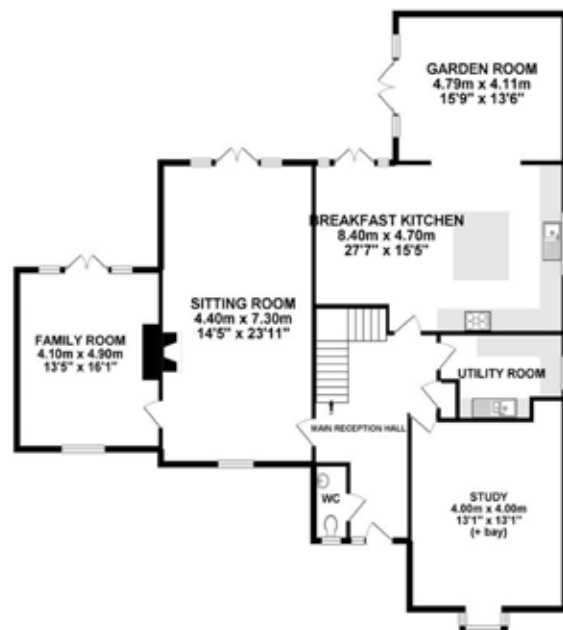
South Norfolk District Council - Council Tax Band G

Freehold

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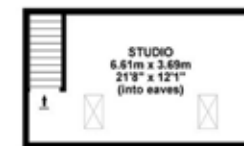
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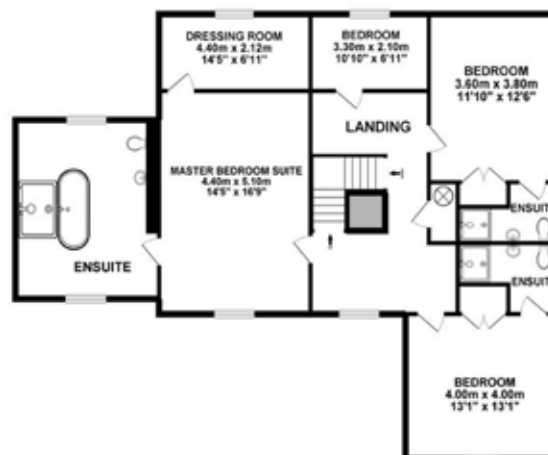
GROUND FLOOR 159.16 sq. m.
(1713.23 sq. ft.)



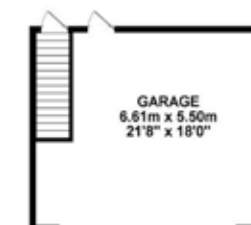
2ND FLOOR 56.58 sq. m.
(609.02 sq. ft.)



GARAGE FIRST FLOOR 24.42 sq. m.
(262.89 sq. ft.)



1ST FLOOR 132.20 sq. m.
(1423.00 sq. ft.)



GARAGE GROUND FLOOR 36.36 sq. m.
(391.39 sq. ft.)

TOTAL FLOOR AREA : 408.73 sq. m. (4399.53 sq. ft.) 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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