



Green Lane | Wramplingham | NR18 0SA
£770,000

twgaze

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Attractive, detached character home tucked down quiet country lane/bridleway, yet only 3 miles from Wymondham town centre. Red brick with black pan tiles roof and Dormer windows. Generous lawn to front. Warm and cosy reception rooms with wood burning stoves, complimented by light, open plan space to rear. 5 bedrooms in total. Impressive vaulted bathroom. Large double garage. No onward chain.

- Excellent blend of original house and cosy reception rooms with bright
- 5 bedrooms
- Tucked away in rural position
- Further driveway at the back of the house
- Countryside walks from your doorstep!
- open plan living space
- Large kitchen with AGA and central preparation Island
- Large double garage with storage space above
- Just 3 miles from Wymondham town centre
- Utility/Boot room

Full Description

Location

The house is tucked down a countryside lane which is open to vehicle, walking and bridle traffic, in a rural spot, just off Green lane in Wramplingham. Whilst the property benefits from being close to just a handful of other properties, the house is only 3 miles from Wymondham and all this quaint South Norfolk market town has to offer. Wymondham benefits from a selection of transport options, including various bus routes into the neighbouring villages and direct into Norwich, as well as a mainline railway station into the city, whilst also connecting with Ely, Cambridge and London. The A11 dual carriage straddles the town, providing quick access into Norwich and also south, leaving the county. Wymondham is an attractive place to wonder and spend some time, investigating





its historic Abbey, admiring its general architecture and splendid walks in and around the town. There is an excellent range of local shops, businesses, pubs, cafe's and restaurants, with Waitrose and Lidl supermarkets located on the outskirts of the town. The highly regarded Wymondham private boarding college can be found just a couple of miles south of the town, whilst the primary and secondary schooling options are found close to the town centre.

The Property

Boundary Farmhouse is an attractive, detached red brick property which presents an excellent blend of 'old and new' which is beautifully demonstrated by the large, light, open plan dining/breakfast room which seamlessly flows through to the crisp, spot lit kitchen; this contracted against the inviting, cosy reception rooms which both have centrepiece chimney breasts with wood burning stoves that create the focal points within each reception room. The house benefits from numerous aspects that you may associate with character homes, from feature exposed brickwork and cottage style windows, to timber beams and vaulted ceilings. This is a property that exudes an abundance of charm, whilst retaining a strong sense of practicality, emphasized by the utility/boot room and ground floor wet room.

Outside

A generous size lawn is positioned to the front, with mature shrubs and trees dotted along the borders. access leads to both a large, garage with double doors and apex allowing for potential storage space above. The house has two separate gated driveways, with the space to the rear of the house can be used for additional parking or as a low maintenance courtyard.

Services

Mains water and electricity are connected to the property. Oil fired central heating system with underfloor heating in Family room, utility and wet room. Private drainage.

How to get there:

What3words: [clings.developed.radically](https://www.what3words.com/clings.developed.radically)

Viewing by appointment with TW Gaze.

Council Tax band: F

Freehold

Ref: 2/19714/RM



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	(81-91)
B	(69-80)
C	(55-68)
D	(45-54)
E	(35-44)
F	(25-34)
G	(1-24)
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



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