



THE STORY OF

The Willows

Wramplingham, Norfolk

SOWERBYS



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The Willows

Wrampingham, Norfolk
NR18 0RU

Most Unique Family Home

Four Bedrooms to Main House

Detached Two Bedroom Annexe

Highly Versatile Accommodation

Sociable Kitchen/Breakfast Room

Remarkable Landscaped Gardens

Heated Swimming Pool

Splendid Countryside Views

Easy Access to Norwich and Train Station

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Standing proudly within an astonishingly landscaped plot of approximately 0.75 acres (STS), this unique and handsome family home offers around 2,500 sq. ft. of beautifully presented, highly versatile accommodation - including a superb detached two-bedroom annexe.

Approached via a grand driveway behind electric gates and framed by immaculate grounds, this property guarantees a striking first impression every time you come home. Inside, the spacious entrance hall sets the tone, providing access to all ground floor reception rooms.

The sociable kitchen/breakfast room is a true hub of the home, boasting an abundance of cabinetry and generous workspace for even the most enthusiastic cook. The central dining room and two large sitting rooms offer excellent flexibility to suit the changing needs of busy family life. Additional ground floor features include a sizeable utility room for essential practicality, and a shower room - providing potential for a reception room to be used as a ground floor bedroom if required.

Upstairs, the first floor hosts four double bedrooms. The principal bedroom benefits from built-in wardrobes and a sleek en-suite shower room, while the remaining three bedrooms are all well-proportioned and served by the modern family bathroom.

A particularly noteworthy asset is the detached two-bedroom annexe - a substantial and self-contained space ideal for multi-generational living, home-working, or generating rental income.



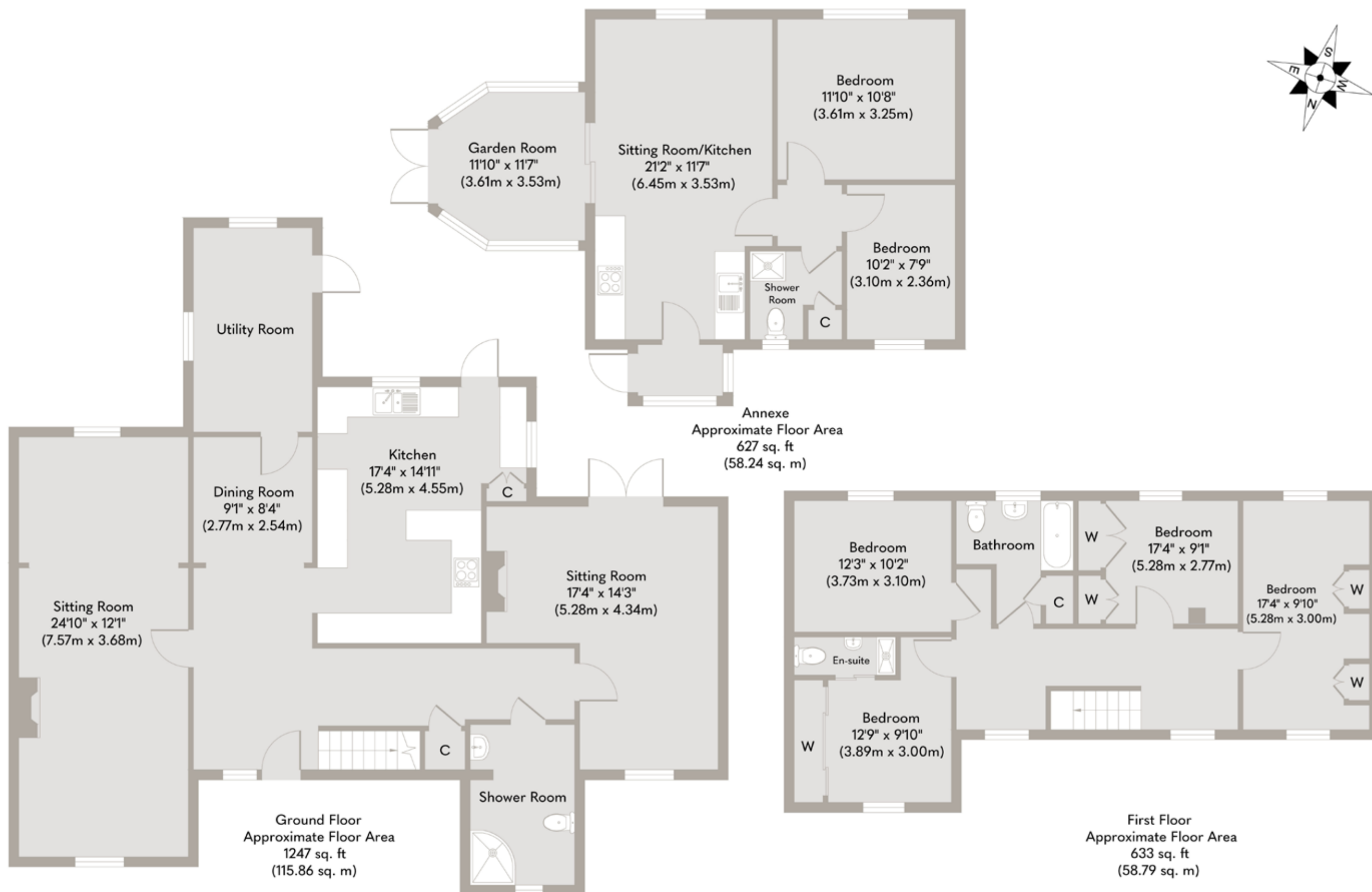
Our favourite spot in the house is the kitchen - it's the heart of the home, with beautiful views. We also love the cosy lounge overlooking the garden and koi pond.





Perhaps the most striking element of this property is the breathtaking landscaped plot in which it resides. Designed with beauty and ease in mind, the gardens offer vibrant colour and striking features with minimal maintenance. Highlights include a serene rockfall water feature, a high-spec koi pond in the rear garden, and a front garden filled with hundreds of Peruvian Lilies that bloom from spring through to the first frosts. The use of premium artificial grass and an integrated weed barrier ensures more time can be spent enjoying the heated swimming pool with family and friends, rather than on upkeep.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Wramplingham

A QUIET CORNER OF NORFOLK

Tucked away in the heart of rural Norfolk, Wramplingham is a peaceful village steeped in pastoral charm and quiet history. Situated just a few miles south-west of Norwich, this small community is surrounded by gently rolling farmland, meandering country lanes, and the timeless tranquillity that defines the East Anglian countryside.

Wramplingham lies close to the River Tiffey, offering scenic walks along its banks and through nearby woodland and meadows. The village itself is made up of a scattering of traditional cottages and farmhouses, with a sense of seclusion that makes it ideal for those seeking respite from the bustle of modern life.

Though small, Wramplingham boasts a rich heritage, with roots stretching back to the Domesday Book. It's also just a short drive from the historic market towns of Wymondham and Hingham, where you'll find medieval churches, cosy pubs, and weekly markets showcasing local produce.

Perfect for countryside getaways, walking holidays, or simply soaking in the slow pace of rural Norfolk, Wramplingham offers an authentic slice of English village life.



Note from Sowerbys



Rear Garden

“Designed with beauty and ease in mind, the gardens offer vibrant colour and striking features with minimal maintenance.”



SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref: 4002-6045-4622-0194-3102

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///sounds.enrolling.secures

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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