



Wicken House
1 East Winch Road | Ashwicken | Norfolk | PE32 1LX

COUNTRYSIDE CONNECTION



With a setting on the edge of the quiet and picturesque village of Ashwicken, this is a rare opportunity to acquire a substantial and beautifully maintained family home on a highly desirable road.

Offering space, privacy and a wonderful connection to the countryside, Wicken House represents the very best of rural living with every modern comfort.



KEY FEATURES

- A Substantial Detached Family Home in the Village of Ashwicken
- Four Double Bedrooms - Two with Balconies and En-Suites
- Family Bathroom and Two Ground Floor WCs
- Four Reception Rooms plus a Garden Room
- Dual Aspect Kitchen Open Plan to Breakfast Dining Area
- Two Balconies to Principal Bedrooms with Field Views
- Beautifully Landscaped Gardens of 0.7 of an acre (stms) with Mature Trees, Pond, Summer House, and Terrace for Entertaining
- Double Garage, Ample Gated Parking and EV Charging Point
- Large Shingled Drive for Off-Street Parking
- The Accommodation extends to 3,214sq.ft
- Energy Rating: D

"It's close to town, yet you feel you are in the countryside surrounded by the lovely fields and horses and cows, which are also all visible from the windows," the present owners replied when asked what first attracted them to the property.

A Remarkable Home

Built in 1966 by renowned local builder, William Rudd, on what was the site of a former golf club, this cherished home occupies a generous corner plot of approximately 0.7 acres on one of the most sought-after roads in Ashwicken known locally as the millionaires' row. Approached via secure electric gates, the property enjoys beautiful views across open fields, "As if the garden simply extends into the landscape", and is perfectly positioned for both rural tranquillity and easy access to King's Lynn, the Queen Elizabeth Hospital, and the North Norfolk coast. The grounds on which the house stands are quite exceptional, shielded by trees on two sides and a stone's throw from a small disused quarry lake which is a wonderful environment for local wildlife. The body of water is one of several restored quarry lakes in the Ashwicken and Leziate environs, and is distinct from the larger Ashwicken Lake. The current owners have now taken the decision to downsize after more than thirty-one years at the property, giving rise to a rare opportunity to purchase a home of this standing.

Designed For Family Life

The house is filled with natural light and features two staircases for easy access to both wings. The kitchen and living room are especially spacious – "We tend to spend much of the day in this part of the house" – while a sunny nook near the back entrance hall is a favourite spot for reading. The garden room and sunroom offer tranquil spaces to enjoy the views, and the large triple-aspect living room, with its French doors to the terrace, is perfect for gatherings.





KEY FEATURES

Improvements

Since purchasing the property, the owners have invested in significant upgrades to ensure Wicken House remains practical and welcoming. The kitchen was opened up and enlarged by incorporating a former playroom to create a bright, sociable space at the heart of the home. Two new en suite bathrooms were added to the principal bedrooms, providing comfort and privacy for family and guests. Double glazing was installed to all twenty-six windows and doors. Security has been enhanced with electric gates and a comprehensive alarm system with cameras. "We wanted the house to be as welcoming and practical as it is peaceful," the owners explained. They also erected fencing all around the house to prevent Muntjac from entering the property, and added an EV charging point.

Favourite Spaces

The kitchen breakfast room is truly the heart of the home, with dual-aspect windows and a seamless flow into the living room. "It's where we've celebrated birthdays, hosted friends, and enjoyed everyday family meals," the owners shared. The garden room is a peaceful retreat, ideal for relaxing with a book as sunlight streams in. Both the principal bedrooms offer access to private balconies, which are perfect for morning coffee or savouring the evening sunsets with uninterrupted views over the fields. A sunny nook near the back entrance hall is a favourite spot for reading, catching the sun for most of the day.

The Outside

The grounds at Wicken House are a true highlight. The property is approached via secure electric gates and a wide shingled drive, providing ample parking and access to the substantial double garage. The beautifully landscaped gardens wrap around the house, offering a mix of formal lawns, mature trees, including fig, olive and quince, and flower beds brimming with daffodils, roses, tulips, and lilies, and a large patio which is perfect for entertaining and alfresco dining. A summer house and a well-stocked pond with koi carp provide tranquil spaces for relaxation, while the grounds are alive with butterflies, bees, and a variety of birds, from robins and blackbirds to wagtails and house martins. The double garage offers excellent storage and workspace, and the entire plot is bordered by established hedging and fencing, ensuring privacy and seclusion.





























INFORMATION



On The Doorstep

Ashwicken is a peaceful and friendly village, known for its close-knit community and beautiful rural surroundings. The village primary school is in easy walking distance, making it ideal for families. There are pleasant walking routes around the village and at nearby Bawsey and around Leziate Lake where there are also a variety of water sports available. The village church, All Saints, dates from the medieval period and is a focal point for local events. "We'll miss the quiet, the space, and our extremely good neighbours," the owners reflected.

How Far Is It To?

While Ashwicken itself offers a tranquil setting, when needed all essential amenities are close to hand. The nearby villages of Gayton, Grimston and East Winch offer a selection of convenience shops and pubs, while King's Lynn (approximately fifteen minutes by road) provides a wide range of shops, supermarkets and schools. The mainline rail station at King's Lynn also offers direct trains to London Kings Cross (approximately 1 hour and 40 mins) and the City of London by changing at Cambridge for Liverpool Street (approximately 2 hours and 13 mins). The Queen Elizabeth Hospital is within easy reach, and the Sandringham Estate, with its house, gardens, and woodland walks, is only a short drive. The North Norfolk coast, with its stunning beaches and nature reserves, is less than thirty minutes by car. For golfers, King's Lynn Golf Club and the renowned links courses at Hunstanton and Brancaster are nearby.

Directions

From King's Lynn at the main roundabout by the Queen Elizabeth Hospital, take the B1145 heading east. After approximately two and a half miles, turn right into East Winch Road. Wicken House is on the left, set back behind electric gates and clearly marked by a Fine & Country For Sale board.

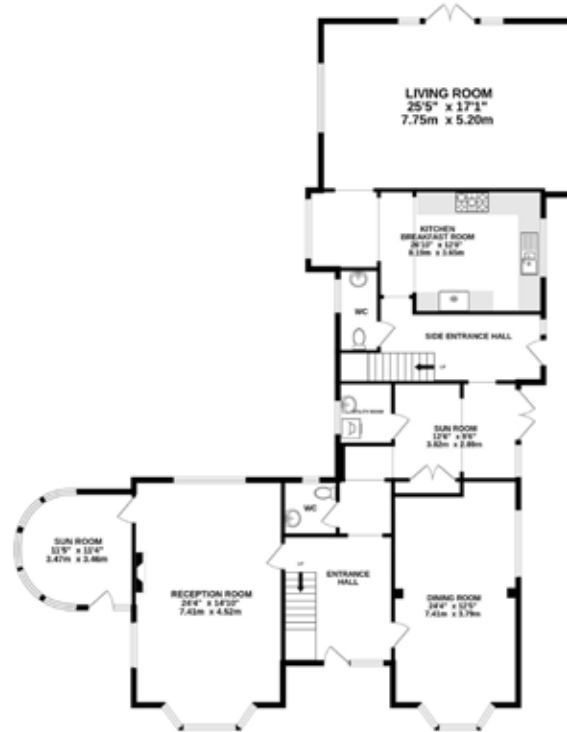
Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Kungs Lynn and West Norfolk Borough Council - Tax Band G
Freehold

GARAGE
0 sq.ft. (0.0 sq.m.) approx.



GROUND FLOOR
1040 sq.ft. (380.5 sq.m.) approx.



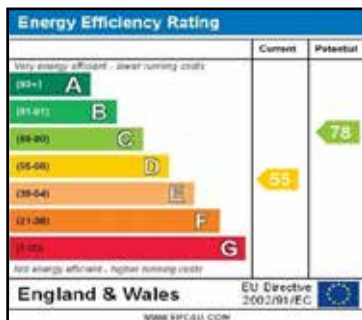
1ST FLOOR
1275 sq.ft. (376.3 sq.m.) approx.



SQ.M. DOES NOT INCLUDE GARAGE

TOTAL FLOOR AREA : 3214 sq.ft. (298.6 sq.m.) 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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