



THE STORY OF

3 Meadow Grove

Watton, Norfolk

SOWERBYS



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3 Meadow Grove

Watton, Norfolk
IP25 6UY

Close to Town Centre Amenities and Schools

Four Double Bedrooms

En-Suite and Family Bathroom

Three Reception Rooms, Plus Home Office

Double Garage and Off Road Parking

Quiet Cul-De-Sac of just 5 Homes

Utility Room and Ground Floor WC

Private and Secluded Plot

SOWERBYS WATTON OFFICE

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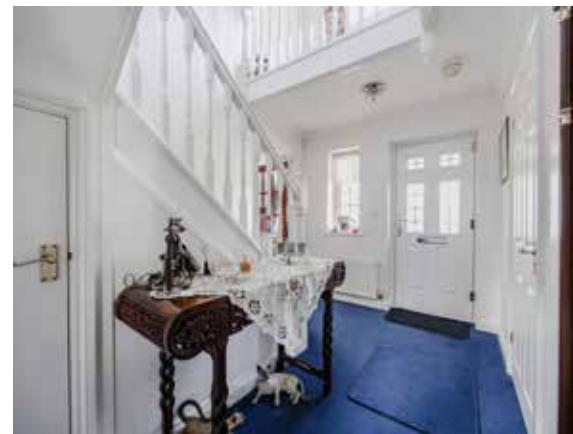
Tucked away within a quiet cul-de-sac of just five properties, 3 Meadow Grove presents a rare opportunity to acquire a spacious family home in a private setting, while still being within walking distance of Watton's town centre, local schools, and everyday amenities. The property combines generous accommodation with practical features and a secluded plot, making it ideally suited to modern family life.

Extending to over 2,400 sq. ft., the house offers a flexible layout. The first floor provides four well-proportioned double bedrooms, including a main bedroom with en suite facilities, supported by a family bathroom—ensuring ample space for family members and visiting guests alike.

The ground floor features three reception rooms, giving scope for both everyday living and more formal occasions. The sitting room is complemented by a dining room and a conservatory that connects seamlessly with the garden, while a separate study offers the option of a home office or additional living space. At the heart of the home sits the kitchen, supported by a utility room and a ground-floor WC.

Externally, the property occupies a private, enclosed plot that balances space with seclusion. A double garage and off-road parking provide secure storage and convenience for households with multiple vehicles.

With its blend of space, versatility, and location, 3 Meadow Grove is perfectly placed to meet the needs of a growing family or those seeking a home that supports both work and leisure. Its small cul-de-sac setting creates a sense of peace and exclusivity, while proximity to town amenities and schools ensures day-to-day practicality.





A rare opportunity
to acquire a spacious
family home in a private
setting.





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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Watton

ROOM TO GROW IN THIS STRONG RURAL COMMUNITY

Watton, a beloved market town nestled in Breckland, Norfolk, offers a tranquil retreat with abundant country homes and equestrian properties. Each year, the Wayland Show, among England's oldest agricultural shows, brings the community together.

The town boasts essential amenities, including primary, junior, and secondary schools, a GP clinic, dental surgery, chemist, supermarket, Post Office, and sports centre. Loch Neaton, reputedly England's sole loch, originated in 1875 when Scottish railway workers excavated land, creating a lake filled by the River Wissey. Though the Victorian-era attractions have vanished, Loch Neaton remains a scenic spot for leisurely walks and fishing.

Nearby Wayland Wood, rumoured to be the setting for the children's tale "Babes in the Wood," invites exploration with its natural beauty. Outdoor enthusiasts can explore Thetford Forest's cycling trails or tee off at Richmond Park Golf Course, an expansive 18-hole course set in picturesque parkland.

After a day of activities, Watton offers several welcoming pubs like The Willow House and The Waggon & Horses in Griston, or The Old Bell in Saham Toney, ideal for enjoying local ales and hearty meals.

With its rich history, breathtaking landscapes, and diverse property offerings, Watton shines as a gem in Norfolk's rural landscape.



Note from the Vendor



"A private, enclosed plot that balances space with seclusion."



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///transmits.sedated.decently

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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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