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Briarwood House, The Avenue, Wroxham, Norfolk, NR12 8TN

Tucked discreetly off The Avenue in a sought-after private Loke, Briarwood House is a substantial and beautifully presented family home offering exceptional comfort, privacy, and a touch of historical prestige. Once the driveway to the grand Georgian-era Wroxham House mansion, The Avenue is now widely regarded as one of the most desirable addresses in the Norfolk Broads capital—lined with majestic preserved parkland trees and a collection of architecturally significant homes that echo the elegance of a bygone era.

Set towards the entrance of the Loke and screened from the gentle avenue traffic by mature hedging and towering trees, Briarwood House enjoys a secluded, tranquil position. A broad shingle driveway provides ample off-road parking and leads to an integral double garage with a versatile office space. The property sits within generous, mature gardens to both the front and rear, framed by tall hedgerows and vibrant borders that enhance privacy and natural beauty. Sun terraces and retractable canopies offer inviting outdoor spaces—ideal for entertaining or simply enjoying peaceful moments with friends and family.





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- FIVE BEDROOMS
- ANNEXE POTENTIAL
- MATURE LAWN GARDENS

- DESIRABLE PRIME LOCATION
- CAPITAL OF NORFOLK BROADS
- A STROLL TO THE WATERS-EDGE

- THIRTY MINUTES TO CITY & COASTLINE
- ACCESS TO CITY & COAST BY ROAD OR RAIL
- DOUBLE GARAGE & AMPLE OFF-ROAD PARKING

Inside, the home opens into a welcoming porch and a generously proportioned hallway, where separate doors provide access to a cloakroom, a dedicated study, a spacious dual-aspect lounge, and a sociable open-plan kitchen and dining area—perfect for family life and entertaining. A separate utility room adds practicality, while a light-filled garden room extends the living space, offering serene views of the beautifully landscaped rear garden. Upstairs, the first floor hosts a well-appointed family bathroom, a separate shower room, and five comfortable bedrooms. Two benefit from built-in storage, one features a private en-suite, and the principal bedroom is further complemented by its own dressing area, creating a peaceful and refined retreat.

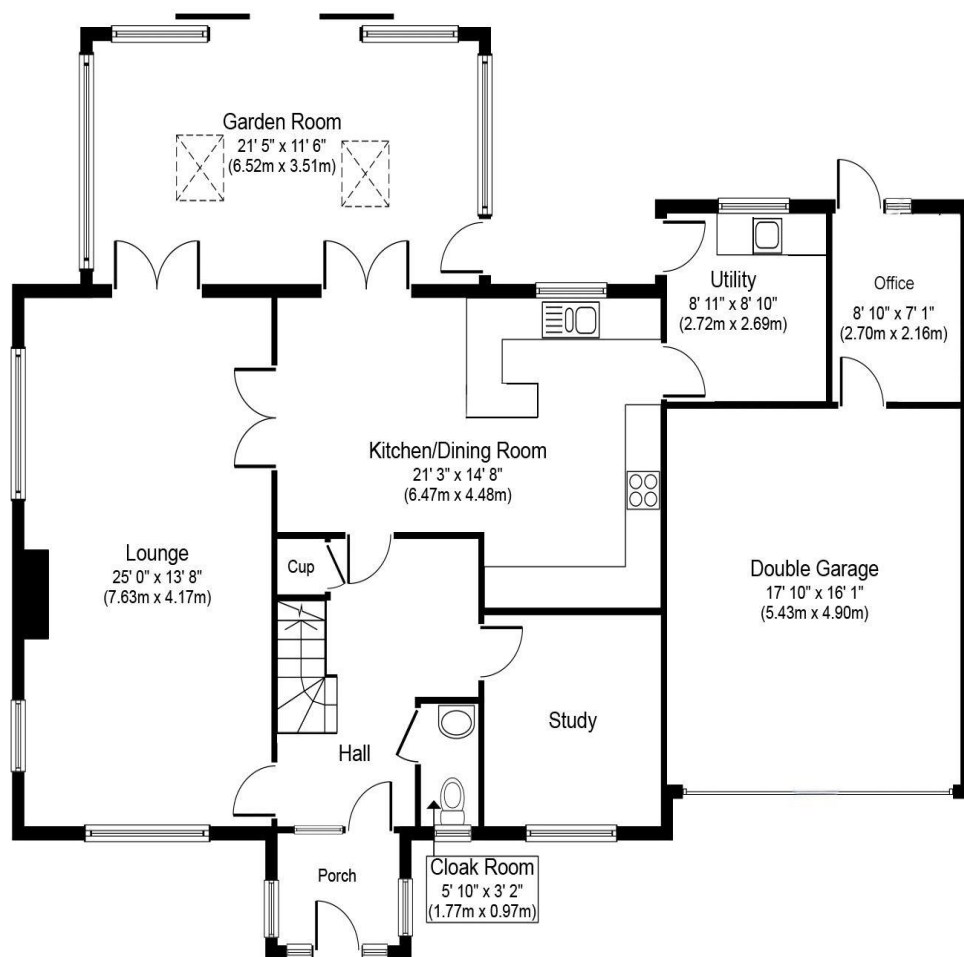
Life at Briarwood House is further enriched by its outstanding location—just a short stroll from the tranquil waters of the Broads, around three-quarters of a mile from Wroxham’s wide range of local amenities, and less than a mile from the train station, local schools, and the Norfolk Yacht Club.

Offering the perfect balance of seclusion, space, and convenience, Briarwood House is a rare opportunity to own a remarkable family home in one of Norfolk’s most admired settings.

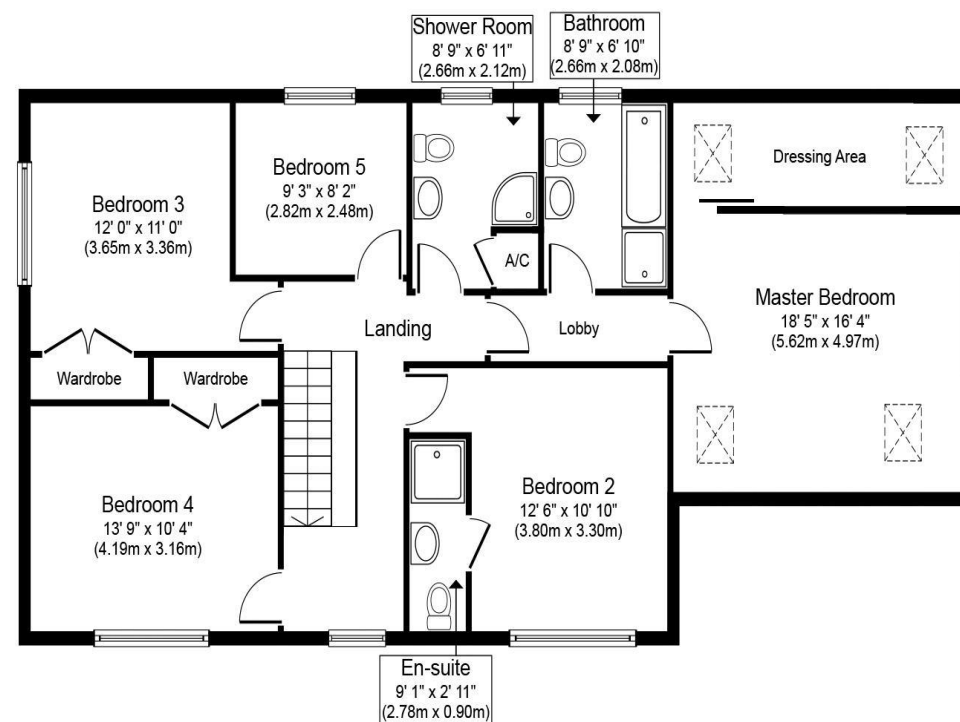




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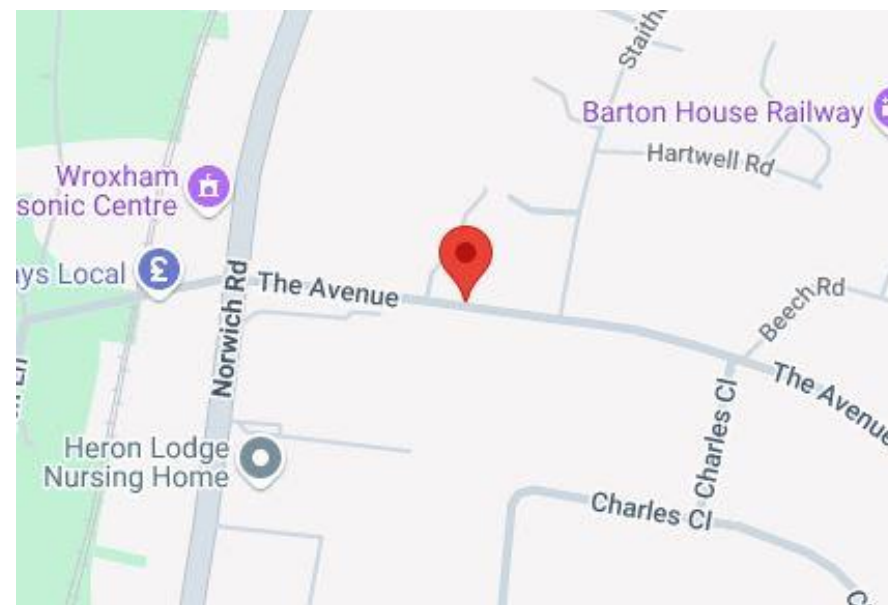
Ground Floor
Approximate Floor Area
1,324 sq. ft.
(123.0 sq. m.)



First Floor
Approximate Floor Area
1,184 sq. ft.
(110.0 sq. m.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





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Stobart & Hurrell

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