

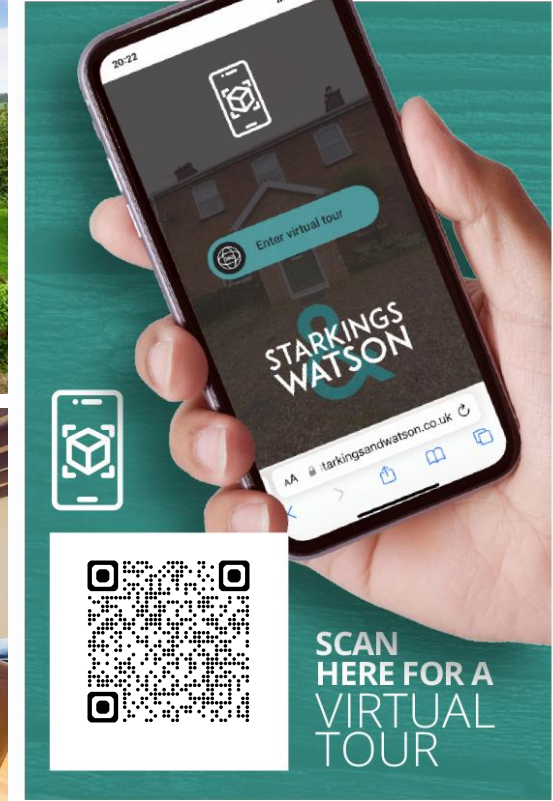
HIGH OAK ROAD

# Wicklewood, Wymondham NR18 9QP

Freehold | Energy Efficiency Rating : F

To arrange an accompanied viewing please pop in or call us on 01953 438838

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# STARKINGS & WATSON

- No Chain!
- Detached Cottage with Potential
- Panoramic Field Views
- Approx. 1/4 Acre Plot (stms)
- Four Reception Rooms
- Kitchen with vaulted Ceiling & Mezzanine
- Four Bedrooms
- Mature Cottage Style Garden with Twin Driveways

#### IN SUMMARY

NO CHAIN. This DETACHED COTTAGE occupies a 0.26 ACRE PLOT (stms) with BEAUTIFUL PANORAMIC FIELD VIEWS. Standing proud, this CHARACTERFUL HOME enjoys extremely versatile accommodation. The KITCHEN is the HUB of the HOME, sitting under a VAULTED CEILING with exposed brick work - incorporating an ISLAND, space to entertain and dine, the INTRIGUING FIRST FLOOR GALLERIED FAMILY ROOM, and a VIEW from the kitchen which is UNRIVALLED. Internally there is over 2120 Sq. ft (stms) of accommodation, centred around LARGE LIVING SPACES and with most windows facing to the front, ensuring the view is the focus of each room. The accommodation comprises a porch and hall entrance, leading to a W.C, STUDY, shower room, 28' SITTING/DINING ROOM with an OPEN FIRE, 20' KITCHEN, utility room and ground floor bedroom. Upstairs, the main set of stairs lead to THREE FURTHER BEDROOMS and the family bathroom, with the MEZZANINE FAMILY AREA leading to a further DOUBLE BEDROOM.

#### SETTING THE SCENE

With an uninterrupted view of the fields, the property fronts the road, with a low level timber picket fence enclosing the frontage. A block paved driveway offers off road parking, and high level hedge next to a timber five bar gate encloses

the garden. A further driveway and parking can be found to the rear of the property, whilst there is clear potential, subject to planning, to construct a garage or cart lodge. A pathway next to the property leads to a gate and side entrance.

#### THE GRAND TOUR

Stepping inside, a welcoming porch entrance sits within a glazed set of windows and door which separate the hall and porch. Tiled flooring under foot ensures an easy to maintain space, whilst the aspect through the hall and across the pament tiled floor gives a hint to the character within. To your left, a useful W.C can be found, with the floor mounted oil fired central heating boiler, and built-in storage cupboard. Next door is the study, ideal for home working as it is tucked away from the main family accommodation. A view can be enjoyed to the rear, with carpet under foot and exposed timber beams above. Passing the stairs which lead up, a ground floor shower room with a further W.C and tiled splash backs can be found. The living accommodations starts with the sizeable sitting/dining room, with two feature exposed brick fireplaces, one which is open and working. Windows face to front to enjoy the view, with wood flooring, and a door leading into the kitchen. The true hub of the home, the kitchen sits under a vaulted ceiling and with an exposed brick feature wall, dual aspect views can be enjoyed, with low level windows to front to ensure the views can be seen from the breakfast table. The kitchen surrounds a large island, with extensive storage, integrated cooking appliances, and space for general white goods. The galleried reception space above extends the kitchen area, creating another formal dining space. The walk-in pantry provides further storage, along with the adjacent utility room, which includes space for laundry appliances, and a door to the rear garden. A ground floor bedroom offers a multitude of uses, and could be an excellent study or play room. Heading up the kitchen stairs, the galleried reception



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space has been used as a dining room, enjoying the exposed brick work and two windows facing over the fields. Four bedrooms can be found upstairs, three being comfortable doubles. The family bathroom serves the bedrooms, complete with a heated towel rail, shower over the bath, tiled splash backs and flooring.

#### THE GREAT OUTDOORS

The property sits within a 0.25 acre plot (stms) which has been created as a mature cottage style garden. From the rear, various seating areas and mature planting can be found, with an area of grass stretching from the side and rear. Mature trees and hedging are found within the main garden, whilst the boundaries include a mix of fencing and hedging. A green house and shed sit to the side, where further parking or a garage could be constructed, with a low level picket fence to the far right enclosing a second driveway.

#### OUT & ABOUT

The village of Wicklewood, is located on the outskirts of the market town of Wymondham, just off the A11. Ideal for families, excellent schooling can be found close by, including Wicklewood Village Primary School which received an outstanding OFSTED report in 2015. The village has a family orientated public house, whilst more extensive shopping, medical centres, modern library, various banks and sports leisure centre featuring an indoor swimming pool can be found in Wymondham. Further schooling includes the highly regarded Wymondham High Academy and Wymondham College. Wicklewood is conveniently placed for access to Norwich, Dereham, Watton and Attleborough and the A11 and A47.

#### FIND US

Postcode : NR18 9QP

What3Words : ///pitching.fragment.degrading

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTE

The property uses a private septic tank. The property is located next to High Oak Water Works.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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**STARKINGS WATSON**  
HYBRID ESTATE AGENTS

Approximate total area<sup>1</sup>  
2126.24 ft<sup>2</sup>  
197.53 m<sup>2</sup>

Reduced headroom  
52.27 ft<sup>2</sup>  
4.86 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

