



INTRODUCING

# Bramley Lodge

*West Walton, Norfolk*

**SOWERBYS**

Land & New Homes Specialists

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INTRODUCING

# Bramley Lodge

152 School Road, Walton Highway,  
Wisbech, PE14 7DR

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Thoughtfully Built and Beautifully Finished  
Detached New Home with Air Source Heating

Plot Extending to Around Half an  
Acre with Field Views (STMS)

Five or More Double Bedrooms

Two or Three Bedrooms with En-Suite

Principal Bedroom with Dressing Room,  
En-Suite and Juliette Balcony

Full-Height Entrance Hallway  
with Galleried Landing

Sociable Kitchen with Pantry and  
Utility, Dining Area and Sunroom

Separate Study or Home Office, Cloakroom  
and Sitting Room with Wood-Burner

Gated Entrance and Ample Driveway Parking and  
Double Garage with Serviced Games Room Above

Well-Situated for A47 to Peterborough or  
Norwich, A17 North or A10 to Cambridge

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**SOWERBYS KING'S LYNN OFFICE**

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Immerse yourself in this stunning new home which has been thoughtfully designed to ably meet the versatile requirements of today's modern lifestyle and is beautifully finished throughout. A gated entrance welcomes you to a generous driveway, providing ample parking for all occasions. Above the detached double garage, a serviced games room beckons, perfect for family entertainment or solace as a potential home office.

This spacious new home offers five or more bedrooms, including a primary principal bedroom complete with a dressing room, en-suite bathroom and a Juliette balcony, a rare sanctuary in bustling and busy home.

A full-height entrance hallway and galleried landing set a bright tone, leading to an array of versatile living spaces. Cosy up in the sitting room, where a wood-burner creates a warm ambiance on a chilly day.

For culinary enthusiasts and entertainers alike, the comprehensive open kitchen, complete with pantry and utility, flows seamlessly into a sociable dining area and a spacious sunroom, perfect for gatherings large and small.

A separate study provides a quiet retreat for work or contemplation.

Set on a generous half-acre plot (STMS), dotted to the rear with isolated apple trees from an orchard past, Bramley Lodge still enjoys farmed fields front and rear, offering a natural backdrop which changes with the seasons.







SPECIFICATION

EXTERNAL FINISHES

- Black Slate styled Roof Tiles over mixed colour Brickwork
- Detailed Brick Facias and Black Rain Works
- Anthracite Cement Board and Natural Cedar Cladding
- Agate Grey UPVC Windows and Doors with Grey Bi-Folds
- Brindle Blockwork Entrance and Shingle Driveway to Side
- Pearl Porcelain Pathways and Rear Terrace
- Black Electric Garage Door with External Staircase
- Anthracite Up and Down Lights
- Mix of Natural Hedging, Timber Panel with Concrete Post and Post and Rail to Rear
- Tailored Retracting Electric Gate
- Outside Tap

INTERNAL FINISHES

- Farrow & Ball Skimmed Stone Walls and White Wood Finish
- White Oak Staircase with Black Steel Spindles
- Endon Marietta Feature Pendant Light to Entrance Hallway
- Oak Shaker styled Doors with Chrome Handles
- Dalliance Beige Floor Tiling to Entrance Hallway
- Oak Planking to Sitting Room, Landing and Principal Bedroom

KITCHEN FINISHES

- Sea Foam finished Units with Brushed Nickel Ironmongery

- Brushed Brass Pendant Lighting over Island
- White Quartz Worktops and Upstands
- White Composite Sink with Brushed Gold Dual Lever Faucet
- Dalliance Beige Flooring Tiling
- Neff Pyrolytic Multi Oven and Combi Microwave
- Neff Induction Hob with Integrated Down Extractor
- Black Samsung Combined Fridge Freezer
- Integrated Dishwasher, Waste Bins and Washing Machine

BATHROOM FINISHES

- Individually Style Bathrooms and Ensuites
- Crystal styled Chandelier to Principal Bathroom
- Gloss White Sanitary Ware with Brushed Bronze Fittings
- Ivory, Matt Gold and Taupe Floor Tiling
- Contemporary Wall Mounted Radiators
- Glass Fronted Walk-In Showers
- Circular De-Misting Illuminated Wall Mirrors
- Shaving Points

GENERAL INFORMATION

- NHBC 10 Year Warranty
- Panasonic Air Source Heating System with Under Floor Heating to Ground Floor
- Smoke Detection System
- Intruder Alarm and CCTV



FIRST FLOOR

Bedroom One  
13'1" x 13'1" (4.00m x 3.99m)  
Dressing Room  
9'2" x 6'8" (2.80m x 2.04m)  
Bedroom Two  
14'6" x 13'1" (4.41m x 4.00m)  
Bedroom Three  
14'7" x 12'9" (4.44m x 3.88m)  
Bedroom Four  
12'1" x 12'1" (3.82 x 3.69m)  
Bedroom Five  
11'3" x 10'10" (3.44m x 3.29m)  
Games Room  
15'11" x 13'1" (4.85m x 4.00m)



GROUND FLOOR

Living Room  
20'4" x 13'1" (6.20m x 3.99m)  
Dining Room  
14'6" x 12'8" (4.41m x 3.87m)  
Kitchen  
19'11" x 12'0" (6.08m x 3.67m)  
Sun Room  
18'6" x 16'5" (5.63m x 5.00m)  
Playroom/Bedroom Six  
13'2" x 12'6" (4.02m x 3.82m)  
Study  
14'7" x 12'9" (4.44m x 3.88m)  
Garage  
20'4" x 19'11" (6.19m x 6.08m)



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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# West Walton

A CHARMING VILLAGE WITH A RICH HISTORY AND LOCAL AMENITIES

West Walton is a charming village just three miles from the centre of Wisbech and around 12 miles south-west of King's Lynn.

For a taste of traditional village life, the local pub - The King of Hearts provides a warm and inviting space to enjoy a meal or drink with friends and neighbours, with views of the 14th-century St Mary's Church in the foreground.

West Walton offers a range of further local amenities to cater to everyday needs, including a village hall, post office, primary school, high school and a local Farm Shop - Worzals, a popular family-friendly Garden Centre and Café.

Take a leisurely stroll along the banks of the River Nene, which is home to a variety of wildlife, or take a trip on one of the local cycling trails and enjoy the stunning views of the surrounding countryside.

Commonly known as the Capital of the Fens, the attractive and historic market town of Wisbech is renowned for its elegant Georgian architecture. The town has an abundance of amenities to offer, such as a theatre, swimming pool, library, good schools and the Horsefair Shopping Centre.

Wisbech Park is just a five minute walk from the town centre. Extending to over 12 acres, the facilities include tennis courts, bowls green, two children's play areas and a multi-use games area for five-a-side and basketball.



*Note from Sowerbys*



"A full-height entrance hallway and galleried landing set a bright tone..."



## SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump with underfloor heating to the ground floor and radiators to the first floor.

## WARRANTIES

NHBC 10 Year Warranty

## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed.

## TENURE

Freehold.

## LOCATION

What3words: ///slipping.turntable.wasp

## AGENT'S NOTE

Some photos have been virtually staged or renovated and are for representative purposes only.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

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