



8 Mill Reach

Buxton, Norwich, Norfolk, NR10 5EJ

BROWN & CO



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A delightfully positioned five-bedroom home in superb order throughout, with charming gardens, garaging and parking, river access with riparian fishing rights, and six acres of shared meadowland to roam and enjoy.

Offers in Excess of £550,000



DESCRIPTION

No. 8 Mill Reach is a delightful attached residence situated over three floors in a most desirable position on the river Bure. The house carries a particular charm throughout with wonderful views and access to the gardens and the river, as well as six acres of meadowland which are enjoyed on a shared basis. The house is striking, positioned at the end of a popular row of properties benefiting from its large plot with gardens at the front, side and rear and an additional parking area with double garage.

Approached at the front, you are welcomed into a wide hall which provides access to the cloakroom, garden/dining room and the kitchen breakfast room. The garden room is a delightful space, recently adapted by the current owners to create a functional reception space flooded with excellent natural light and seamless access to the gardens at the rear. The kitchen benefits from a good range of integrated appliances with space for a dishwasher and the utility room links perfectly for additional storage/laundry use.

The first floor enjoys access to two exceptional double bedrooms and a family shower room, with both

bedrooms enjoying the most charming views over the six acres of meadowland, the sitting room occupies the length of the house and has a wood burner and a balcony acting as the focal points to this room.

On the second floor there are three further bedrooms, and a family bathroom positioned off the landing, the fifth bedroom amounting to 27' is currently used as a studio and is suitable for a number of different purposes.

Much of the charm of Mill Reach is in the setting, which is delightful, with many points of interest. The charming gardens are predominantly lawned and bordered by a mixture of a curved red brick wall, mature hedging and various plants. There is a super terrace positioned off the garden room with views down towards the river. The river access with fishing rights is a key element to no.8, and the current owners have regularly launched their small boat along the headwater. There are miles of riverside walking on the doorstep.

In addition to the private gardens there is an area of around six acres of meadow land which is owned by

the Mill Reach Management company for the shared use of the residents. It provides a lovely natural habitat as well as preserving the landscape and views.

Services – Mains electricity, mains water, mains drainage, oil fired central heating. The property has solar panels which generate an income.

Local authority – Broadland District Council. Band E.

LOCATION

Buxton is a popular village situated approximately 12 miles north of Norwich between Aylsham and Wroxham on the Norfolk Broads and within easy reach of Norwich International Airport. Amenities in the village include an outstanding rated Ofsted primary school, fish & chip shop, a post office/general convenience store, village hall, recreation and sports grounds. There is public transport to Norwich, Aylsham and North Walsham, with the popular market town of Aylsham being about 4 miles away. The property is situated in a superb spot on the River Bure.

DIRECTIONS

From Wroxham take the Coltishall Road and continue through the village and over the bridge into Horstead.



Turn right at the mini-roundabout signposted Buxton and Aylsham and follow the road into Buxton. Turn right into Mill

Street, Buxton, proceeding under the railway bridge and past the row of cottages on the left-hand side. You will see Buxton Mill on the left-hand side and the entrance to Mill Reach is immediately before the property named "Gullane House". Follow the drive and the property is immediately in front of you.

AGENT'S NOTES:

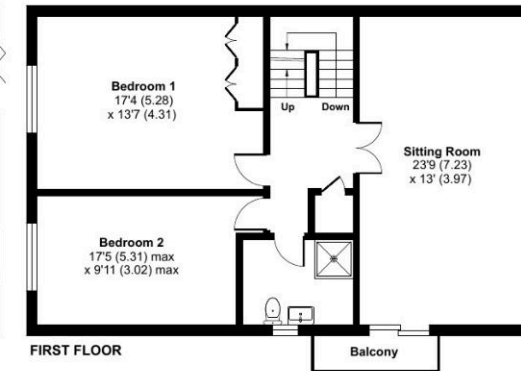
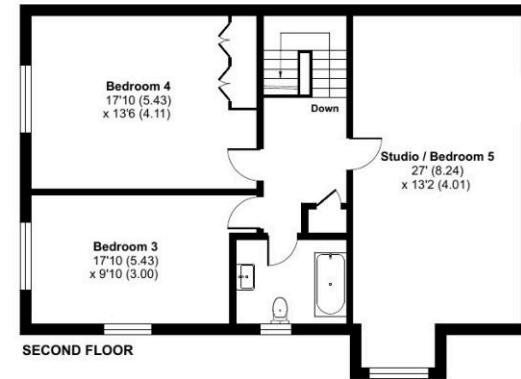
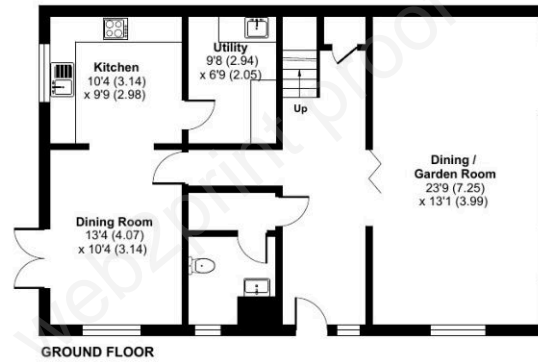
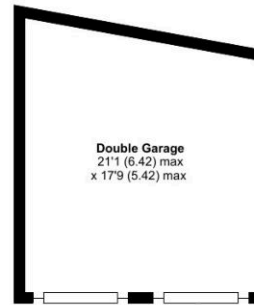
- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Mill Reach, Buxton, Norwich, NR10

Approximate Area = 2692 sq ft / 250 sq m

Garage = 346 sq ft / 32.1 sq m

Total = 3038 sq ft / 282.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Brown & Co. REF: 1263919

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