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THE STORY OF  
**Woodgate House**  
*Hoe, Norfolk*

**SOWERBYS**





THE STORY OF

# Woodgate House

Hoe, Norfolk  
NR20 4BG

One Off Architect Designed 1930's Home  
Offered with No Onward Chain

Approx. 1.15 Acre (STMS) Private Plot

Bespoke Handmade Kitchen  
with Corian Countertops

Three Reception Rooms

Bespoke Coving Made by Prestigious  
Stevensons of Norwich

Steam Room Shower for Principal Bedroom

Private South Facing Rear Garden

Outdoor Studio/Gym – Fully Connected  
to all Utilities, Offering Potential for  
Annexe Conversion (STPP)

Surelock Security CCTV System and Alarm

Total Refurbishment Including New Roof, Boiler,  
Treatment Plant and Electric Circuit Board

Electric Gated Entrance, Double Garage and Office

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Set within a beautifully mature and private plot of approximately 1.15 acres (STMS), Woodgate House is a rare offering: a one-off, architect-designed 1930s residence that seamlessly blends period charm with bespoke, modern craftsmanship. Having undergone a total refurbishment, the property now benefits from a new roof, new boiler, new electric circuit board and a new treatment plant—modern upgrades that provide peace of mind for years to come.

Tucked discreetly away behind secure electric gates, this individual home offers space, style, and substance in equal measure—perfect for those seeking a peaceful retreat without compromising on convenience or quality.

Every element of Woodgate House has been thoughtfully curated to create a living experience that feels both refined and grounded. The property's striking design is balanced by warmth and practicality, with generous proportions that feel purposeful rather than ostentatious. From the moment you enter, there is a clear sense of individuality and care in the detailing.

The open-plan kitchen, dining, and family area forms the true heart of the home. A bespoke handmade kitchen, finished with sleek Corian countertops, Bora hob with integrated Teppenyaki grill, reflects a commitment to quality materials and design. This sociable space invites everyday living and entertaining alike, flowing effortlessly into informal and formal areas depending on the mood and moment. Underfloor heating has been installed throughout the new extension, including the kitchen, dining and family room, as well as in the utility room.





Elsewhere on the ground floor, two further reception rooms provide versatile options for work, relaxation, and hosting—whether that’s a quiet evening by the fire, family movie nights, or a dedicated space for remote working.

Upstairs, four well-proportioned double bedrooms ensure there’s no compromise on space for family or guests. Two of the bedrooms benefit from their own en-suite facilities, while the air conditioned principal suite stands out with the inclusion of a luxurious steam room shower and a Japanese-style bidet toilet—an indulgent yet practical touch that speaks to the home’s thoughtful design. The suite also enjoys a generous dressing room, further enhancing the sense of comfort and considered layout.

Both the principal en-suite and the family bathroom also benefit from underfloor heating—an added touch of luxury and warmth exactly where it’s most appreciated.









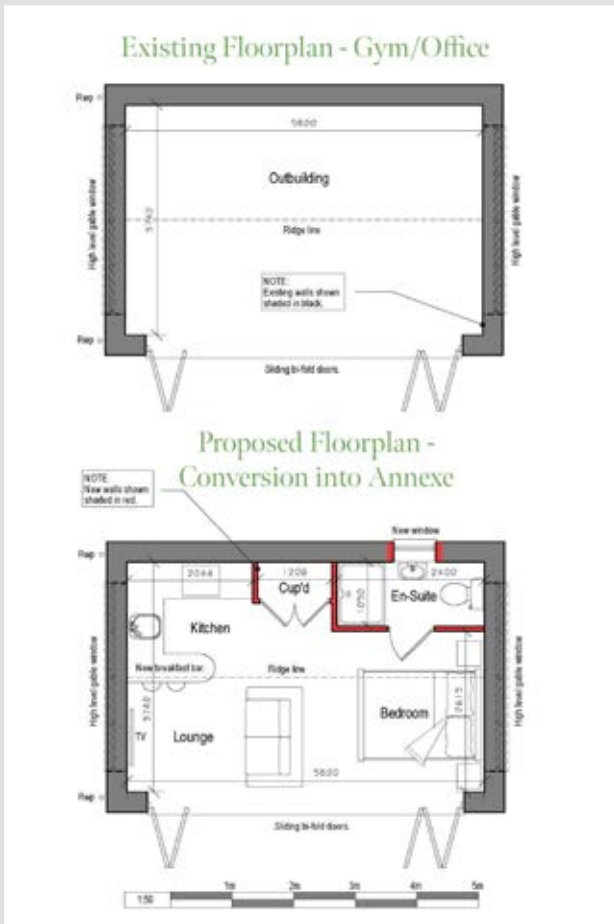


Stepping outside, the property continues to impress. The south-facing rear garden is a true highlight, offering a tranquil, sun-filled backdrop framed by mature trees and planting. For those with green fingers or aspirations of a more self-sufficient lifestyle, a dedicated vegetable and planting area provides ample opportunity to grow and cultivate. Meanwhile, a separate outdoor studio or gym sits to one side of the plot, ideal as a fitness or creative space, and is fully connected to utility services, making it equally suitable for annexe conversion should further accommodation be required.

Backing directly onto the County Wildlife Site at Hoe Rough, the property enjoys uninterrupted access to beautiful countryside walks along the Wendling Beck River—perfect for dog walkers or those simply seeking the peace and beauty of nature.

Practicality underpins the elegance of the home, with a range of features designed to make everyday living easy and secure. A double garage is accompanied by a dedicated office space—perfect for modern home working—while a Surelock Security CCTV system and electric gated entrance provide peace of mind. Ample driveway parking ensures that the home remains functional for families or those who like to entertain.

Woodgate House offers more than just accommodation—it offers a lifestyle. A home with soul and sophistication, where craftsmanship meets comfort, and where the space inside is matched by the serenity of the surroundings outside. Set within the rural charm of Hoe, yet well positioned for wider connections, it is a home ready to welcome its next chapter.







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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# Hoe

## SPACE, CHARM, CONNECTION

Hoe is a peaceful and picturesque village nestled in the heart of rural Norfolk, offering a tranquil lifestyle amidst rolling countryside, yet with excellent access to nearby market towns and city amenities. Rich in heritage and natural beauty, Hoe is an ideal setting for those seeking a quiet village community with the charm and character of traditional Norfolk living.

The village is known for its historic roots, with St Andrew's Church standing as a focal point and testament to centuries of local history. Surrounding farmland and meadows provide a serene backdrop, and nearby woodland walks and bridleways offer a haven for walkers, cyclists, and nature lovers. The Hoe Rough Nature Reserve, managed by Norfolk Wildlife Trust, is just a short stroll away and features diverse habitats including wildflower meadows, ancient woodland, and a wealth of wildlife.

Although Hoe retains a distinctly rural feel, it is just a few miles from the vibrant market town of Dereham, where you'll find a wide array of amenities including supermarkets, cafés, restaurants, leisure centres, and schooling options. Dereham also provides convenient transport links, including regular bus routes and access to the A47, connecting you easily to Norwich to the east and King's Lynn to the west.

The historic city of Norwich, with its celebrated cathedral, thriving arts scene, independent shops and excellent dining, is around 30 minutes away by car and offers further rail links to London and beyond.

With its peaceful setting, rich natural landscape, and proximity to larger towns and city life, Hoe offers the best of both worlds—making it a hidden gem for those looking to enjoy the slower pace of village life without sacrificing modern convenience.



## Note from Sowerbys



“Every element of Woodgate House has been thoughtfully curated to create a living experience that feels both refined and grounded.”



## SERVICES CONNECTED

Mains electricity and water. Drainage to sewage treatment plant. Oil fired central heating. Underfloor heating to kitchen, dining, family room, utility room, principal en-suite and family bathroom.

## 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: ///giggle.overheat.desktops

## AGENT'S NOTE

We understand that planning permission is not required for the conversion of the gym outbuilding, but a change of use may be required.

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

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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