



Introducing
White Lodge
Yaxham

SOWERBYS

This former stable has been converted into a delightful, two bedroom detached bungalow situated in the popular village of Yaxham. In brief, the property comprises; a utility room with a useful storage cupboard, a traditional country style fitted kitchen, cosy sitting room, family bathroom and two double bedrooms with built in mirrored wardrobes.

Externally, the property benefits from off-road parking, a large single garage and an enclosed garden. Available September 25th 2025, and offered unfurnished.

YAXHAM

The village of Yaxham is situated approximately three miles south of the market town of Dereham and about two miles from the nearest Tesco supermarket. The village provides local amenities including Yaxham Mill public house and restaurant, Yaxham Waters farm shop and tea room, and a primary school.

Further amenities can be found at the nearby town of Dereham. Modern shops merge comfortably into a heritage dating back to the 10th century when Withburga, daughter of a Saxon king, established a religious community in the deer park, which gave the town its name. Free parking allows you time to stroll around seeking out the restaurants and cafes or for an afternoon shop. There are museums, a leisure centre, golf course and schools within the town, or for the nature lovers take a stroll along the Neatherd Moor and the Vicarage Meadow.

Slightly further afield are the ruins of the Saxon Cathedral at

North Elmham, the wildlife and Dinosaur Parks, Pensthorpe, a bird lovers paradise and Thetford Forest Park. Norwich has good local transport links with the town and has an international airport and a mainline rail link to Liverpool Street, London, being approximately 1 hour and 50 minutes away. Downham Market approximately 40 minutes' drive away, provides mainline rail link to Cambridge and King's Cross/St Pancras, London.

AGENT'S NOTES

No Pets

Unfurnished

Oil Central Heating

12 Month Initial Tenancy

Available September 23rd 2025

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

LOCATION

What3Words: [///fidgeted.simply.self](https://www.what3words.com/)



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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