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ESTATE AGENTS

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**Colney Lane, Cringleford**



## Property Summary

FANTASTIC DETACHED HOUSE IN  
PRIVATE GROUNDS OF 1.36 ACRES  
(STMS)

FIVE GENEROUS BEDROOMS, INC  
MASTER WITH EN-SUITE AND FURTHER  
EN-SUITE

KITCHEN/BREAKFAST ROOM WITH GAS  
FIRED AGA AND UTILITY

DRAWING ROOM WITH OPEN  
FIREPLACE

LARGE REAR GARDEN AND  
COURTYARD GARDEN PERFECT FOR  
ENTERTAINING

AMPLE PARKING WITH SHINGLE  
DRIVEWAY AND DOUBLE GARAGE

Wychwood, Colney Lane, Cringleford,  
NR4 7RE

**Wychwood is believed to have formed part of the Cringleford Lodge Estate, built in 1892 by Edward Boardman, a well known Norwich architect. This fantastic five bedroom house is situated in beautiful grounds of 1.36 acres (stms) and offers exceptional family accommodation, with a spacious and pleasant layout.**

## The Accommodation

The property includes a lovely reception hall, drawing room with an open fireplace, a snug/study, sitting room with a wood burner, a morning room, a kitchen/breakfast room with a gas fired Aga and utility room. The five generous bedrooms on the first floor include a master with en-suite as well as another en-suite and family bathroom. Further to the shingle driveway and double garage, there is a large courtyard garden to the south east side of the property perfect for entertaining, and wonderful grounds mainly laid to lawn with a variety of trees and shrubs.

## Location

Colney Lane, Cringleford is an highly sought-after area of Norwich, within 3 miles of the city centre. It is situated near a world famous scientific campus, containing the John Innes centre and other biological research facilities, the Food Research centre, the Norfolk and Norwich university hospital, and the University of East Anglia. Both Cringleford and Eaton nearby provide a lovely neighbourhood, with a variety of local shops and amenities, such as public houses, respected primary and secondary schools, and a Waitrose supermarket. There are excellent transport links to the city centre, the train station, and good access to the A11 and A47.





## Downstairs Area

The welcoming reception hall leads through to the snug/study, impressive drawing room and dining room, both with an open fireplace, and the sitting room, accessible via the kitchen.



### **Kitchen/Breakfast Room**

A wonderful, homely area with solid wood worktops over cupboards and drawers below. There is a stainless steel sink with mixer tap and tiled splashbacks, and matching wall cupboards with concealed lighting below. The utility space includes plumbing for a dishwasher, alongside the integrated fridge and gas fired Aga. Further to this, there is a wooden dresser with cupboards and display shelves.





There are five spacious bedrooms off the first floor landing, including a master bedroom with en-suite bathroom, as well as a further bedroom with en-suite and a family bathroom.







## Outside

There are double gates opening on to the shingle driveway to the front, with ample space for parking. The grounds extends to approximately 1.36 acres (stms), and include a rear garden laid to lawn, with a variety of trees and shrubs. The large courtyard to the side of the property provides the perfect area for entertaining, and there is a covered open corner seating area with pantiled roof.







#### **Services**

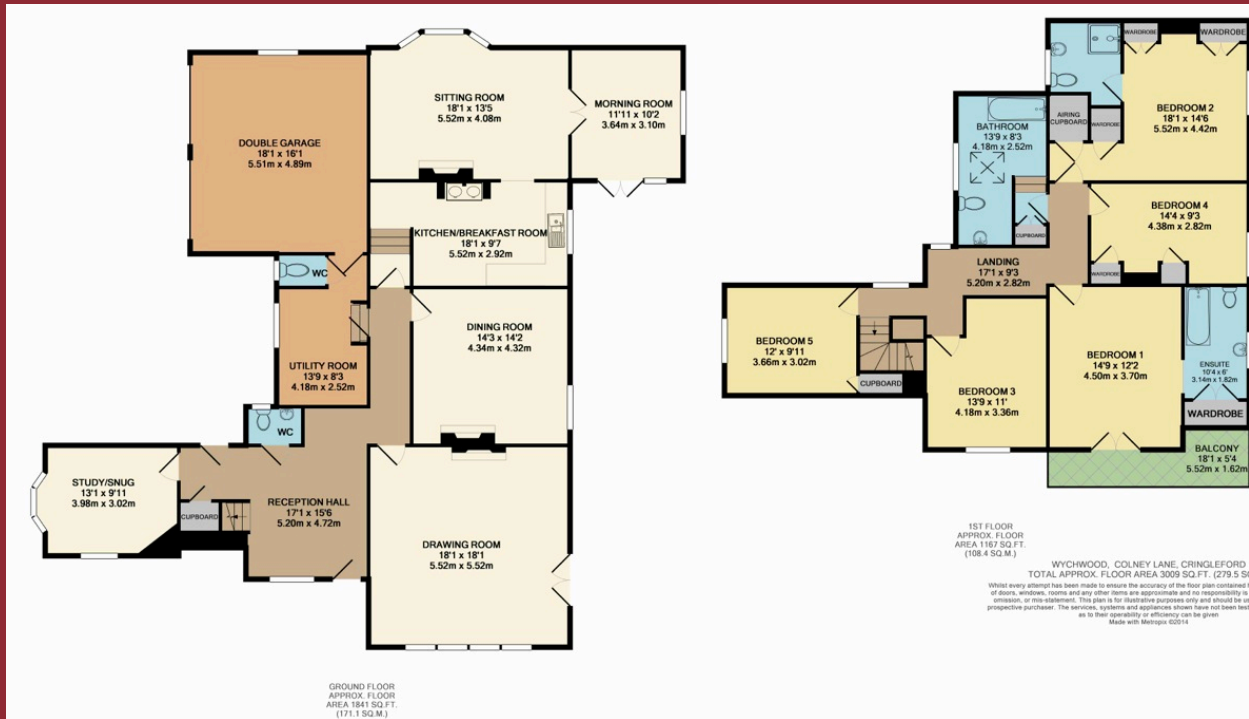
Mains water, electricity, gas and drainage.

#### **Fixtures and Fittings**

All fixtures and fittings and curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation. Carpets and flooring are included.

**Viewing** Strictly by appointment with Stratfords. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property. A Home Information Pack and Energy Assessment report is available on this property. Important Notice Stratfords, their clients and any joint agents give notice that:

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- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Stratfords have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Please call Stratfords on 01603 503500 to arrange an internal viewing of the property.

Viewings are strictly by appointment only.