



Meadlands
Bridgham | Norfolk | NR16 2AB

RIVERSIDE RETREAT



Location Location Location springs to mind with this versatile four-bedroom home, with river frontage, 2.5 acres (stms) and equestrian possibilities yet with social space to host wonderful parties, and work from home. Situated in a rural location within a friendly village yet with easy links to road and rail transport for commuting this is a riverside gem.



KEY FEATURES

- Wonderful four bedroom detached property
- Self-contained one bedroom annexe
- Large and social kitchen diner
- Approximately 2.5 acres of land with equestrian potential
- EV Charging point
- fantastic games room / studio in the garden
- Close to Local Amenities and London train links
- Parking For Multiple Vehicles
- A Peaceful Village Location On The Edge of The Forest
- Excellent Transport Links To The A11

The current owners were drawn to this house due to its location, feeling like a safe place to bring up children within a friendly traditional village, yet close enough to both road and rail commuter links. The home is surrounded by farms and throughout the seasons they love to hear the various animals whether during lambing season or at milking time. It's truly in the country and they describe it as "their happy place".

Step Inside

Step inside the large beautifully decorated hallway with cloakroom to the left and handy coat cupboard to the right. To your right is the study with large window overlooking the front garden and sensibly set away from the other social areas. Straight ahead is the generous bright, living room with practical flooring, cosy open fire and patio doors to the amazing south facing covered patio. The entrance hall also leads to the dining room currently used as a working from home office space and snug, and again with doors to the covered patio, allowing plenty of light. The patio has so much space – here you find a hot tub, sun loungers and garden furniture, the perfect alfresco dining area which feels like a holiday destination. The kitchen/breakfast room off the entrance hall is a social place allowing for the family to eat together or do homework and still chat to the cook. The granite worktops, island with breakfast bar plus larger family table all work seamlessly together to make this a space people graduate towards. The kitchen leads to the annexe, converted in 2021 from the garage. This room has a tasteful kitchenette, wardrobe and bed space plus an ensuite shower so is perfect for multigenerational living.

Room With A View

The current owners removed an existing conservatory at the rear of the property and created a covered outside space, with tiled roof and flooring, hot tub, and space for an outdoor kitchen. This has become their favourite spot, whether finding summer shade in the south facing gardens with a view down to the river, sheltering from the rain and enjoying the hot tub of an evening, whatever the weather or even snuggling beside the chiminea on Christmas Day, the space has been very well utilised. From here you can enjoy the wildlife watching visiting swans and Egyptian Geese along with Kingfishers. The property has river frontage with unrestricted private access, so the family have made the most of it, canoeing, paddleboarding and swimming – it feels like a private holiday resort.





KEY FEATURES

Flexible & Friendly

The garage was converted into a one-bedroom annex in 2021 with full building regs and planning and has been used as extra family accommodation. This space is so versatile, has a wonderful kitchenette, with chic cabinetry, stylish shower, and its own external doors. It could be used for income generation as a holiday let subject to planning permission, or a gym or even a treatment room or office space. The living areas on the ground floor have also changed use as the family have grown, with the study now also doubling as a spare room and plenty of scope for the dining room to morph from tweens playroom to teens lounge or home office as required. You can feel the gear shift from hosting a young family, to becoming a teens paradise with the garage conversion and now the children have flown the nest it becomes a wonderfully flexible again, a serene sanctuary with multifunctional rooms ready to host last-minute guests and sleepovers.

Exploring Upstairs

The stairs lead to a generous and bright landing and three large double bedrooms with the principal bedroom enjoying a huge window, whole wall of fitted wardrobes and contemporary ensuite. Both the other bedrooms also have large windows, built in wardrobes, and share a good-sized family bathroom. There is further storage on the landing too, perfect for a family home.

Step Outside

The home is set well back from the road on a huge driveway with parking for around 8-10 vehicles, plus an EV charger. There is a sense of freedom here to enjoy time with friends and family and the current owners have made some wonderful memories including birthday parties with bouncy castles, water sports, camping in the garden and using the wonderful, insulated games room. The covered area leads to further decking allowing you to always find sun or shade in this south facing haven. Steps from the home lead down to another open terrace, perfect for sunworshippers. The lawns stretch away to mature trees on the riverbank. Storage is also plentiful here with an Asgard motorcycle store, a covered area plus a shed useful for sports equipment, garden tools and lawnmower. There are two stables within this 2.5-acre plot so potential for it to be an equestrian property too.

Bridgham is a small friendly village with a strong community feel and welcoming village church. With East Harling just two miles away you have day to day amenities to hand including a bakery, CoOp, two lovely pubs, Fish & Chip shop, Chinese takeaway plus a sports centre with playing fields where village events are held including a fantastic bonfire night. Bridgham is well placed for local schools with buses to East Harling for primary schooling and Old Buckenham for high school.













The Annexe













Bubbles
Relax











INFORMATION



How Far Is It To....

The thriving village of East Harling is a couple of miles away. This popular village has an active local community and a good range of local amenities including a primary school, doctors' surgery, two public houses, church, sports and social club with playing fields, village hall, post office and East of England Co-op. The village offers both a bakers and butchers, and also has the popular St George's Whisky Distillery.

Attleborough is around 15 to 20 minute drive away. The town has a great range of facilities and amenities. There is also a weekly market held on Thursdays. The town also has excellent road links to London being close to the A11 and having a train station on the main line between Norwich and Cambridge.

The Georgian town of Bury St Edmunds is located only a half an hour away. In addition to its fascinating history, this East Anglian gem is known as Suffolk's foodie capital with everything from award-winning fine dining to quality Suffolk home cooked pub grub. The town also offers a fantastic mix of independent shops and high street favourites as well as beautiful outdoor spaces and a thriving arts scene.

The Cathedral City of Norwich lies around half an hour away with a wide range of amenities and attractions including a variety of restaurants, theatre and arts as well as shopping and sports facilities and a renowned market. Norwich also has a mainline railway station and an International Airport.

Directions

From Diss head West on the A1066 and turn right at Garboldisham on to Manor road towards East Harling. Go through the village and take a left on to The Street as the you leave the village. Follow the road up to Bridgham and the property is on your left.

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location [divide.relishing.olive](https://www.what3words.com/)

Services, District Council and Tenure

Oil Fired Central Heating

Mains Electricity And Water

Private Drainage

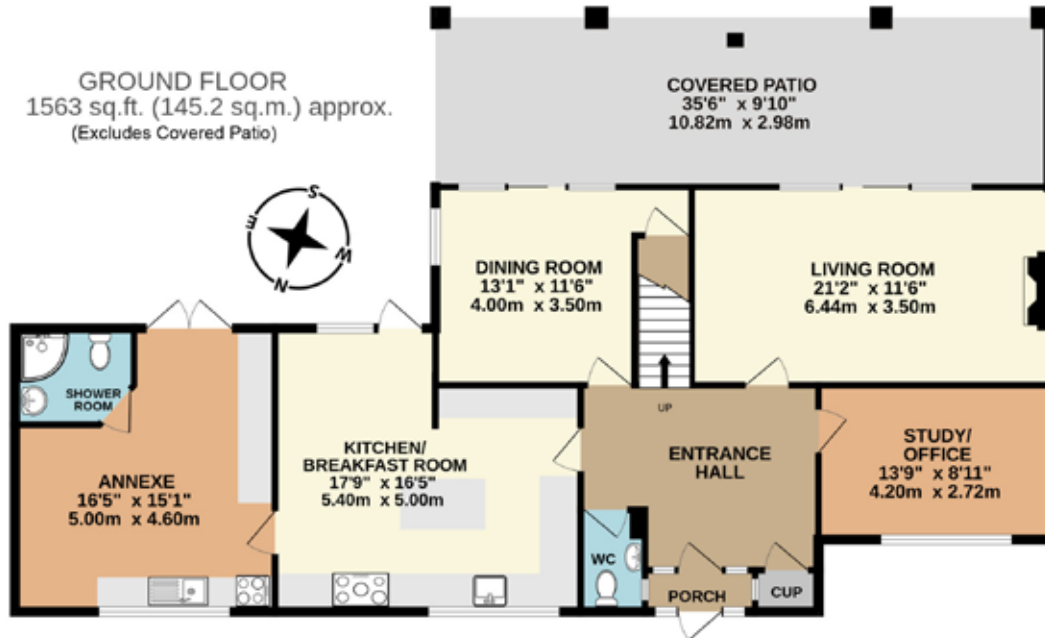
Electric Vehicle Charging Point

Broadband Available – super fast county broadband 600 mg, fibre to premises, please check www.openreach.com/fibre-checker to check with your provider

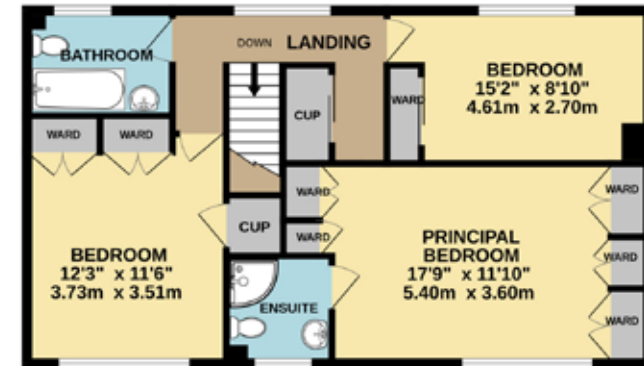
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check

Breckland District Council – Band F - Freehold

GROUND FLOOR
1563 sq.ft. (145.2 sq.m.) approx.
(Excludes Covered Patio)

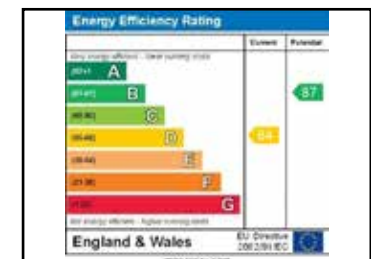
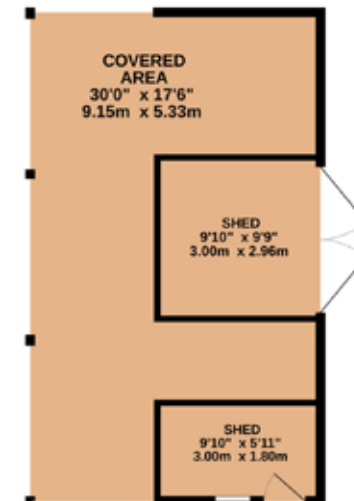
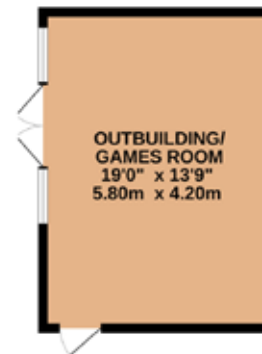


1ST FLOOR
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA (approx.)

Accommodation: 1946 sq.ft (180.8 sq.m) - Outbuildings: 940 sq.ft (87.3sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for Fine & Country Estate Agent.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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