



Tree Tops
Wash Lane | Banham | Norfolk | NR16 2HD

AN IDYLLIC NORFOLK LIFESTYLE



Whether you're looking for a peaceful family residence, a country escape with excellent transport links, or a multi-functional home with business potential, this unique four - bedroom home offers a rare combination of space, seclusion, and charm.



Vendors Library Image

KEY FEATURES

- Unique Detached Home
- Located on a Quiet Private Road
- Large Double Aspect Sitting Room
- Spacious Main Bedroom with Ensuite
- Well Fitted Kitchen/Breakfast Room
- Dining Room and Study
- Ground Floor Bathroom and Upstairs Shower Room
- Secluded and Mature Wrap Around Gardens
- Double Garage and Garden Store
- Detached Annexe with Ensuite

Country living doesn't mean compromise because here you can have the best of both worlds. This home is designed both for every cadence of family life and the buzz of entertaining, so whether looking to retire but have space for family and friends to stay, or for a family home that can grow with you, you have found it wrapped in secluded gardens on a private road of just eight homes. The 1950's features of beautiful parquet flooring, huge windows and separate entertaining spaces have been preserved beautifully, and the home offers character, comfort, and endless possibility.

Step Inside

From the moment you step through the distinctive arched double doors you feel welcomed in, the bright space framed by bespoke glazing, finished with practical ceramic tiling and space for seating too. The solid oak front door, a statement in craftsmanship, opens into the hall showcasing the elegant solid wood parquet floor that runs underfoot. The drawing room is a particularly refined space – generous in proportion and bathed in natural light from large, double-glazed windows and French doors that open directly onto the garden. A feature fireplace makes this a room for both quiet, cosy evenings and lively gatherings whatever the season. The kitchen/breakfast room is functional and spacious, with a recent electric cooker and ceramic hob offering convenience alongside a wealth of storage and space for a table for informal meals. The generous footprint invites opportunity for reimagining – whether as a sleek open-plan space with an island and informal seating area, or a more traditional country kitchen with statement joinery. A serving hatch connects discreetly to the dining room, a reminder of the home's mid-century provenance, and a charming detail that could easily be incorporated into a contemporary design concept. The dining room itself is bright and well-positioned, with views over the rear garden, lending itself equally well to formal dinners or casual family meals, and, like many rooms in the house, it could easily evolve – perhaps opening into the kitchen to create a seamless entertaining space. The downstairs bedroom, currently used as a TV room, offers potential as a playroom or library.





KEY FEATURES

The study, with its outlook to the front of the house is ideally placed for working from home in peace and privacy. A well-appointed bathroom and a separate cloakroom complete the ground floor accommodation.

The Annexe – Privacy Meets Potential

Positioned well away from the main house, the self-contained, fully double-glazed annexe provides complete flexibility – ideal for use as a home office or studio, a guest suite or teenager's retreat, a peaceful hobby space or additional income (STPP), the possibilities are endless. The large main space is accompanied by a shower room, walk-in wardrobe, night storage electric heating, an intruder alarm and telephone line.

Exploring Upstairs

The first floor is defined by light, angles, and architectural character. Ascending the dogleg staircase, the landing with its pitched ceiling offers a dramatic and unexpected sense of volume—a subtle but striking nod to the home's 1950s origins, where angled lines and cleverly sculpted ceilings reflect a period of thoughtful design innovation. The principal suite benefits from dual-aspect double-glazed windows that frame leafy views and bathe the room in shifting daylight. The huge ensuite bathroom featuring a large shower cubicle provides a continued feeling of space. Bedroom Two is bright and well-proportioned, with a built-in wardrobe and storage neatly integrated into the eaves, making it a natural choice for guests or a peaceful study. Bedroom Three is particularly distinctive, with a pitched ceiling to part of the space that brings a dynamic angle to the room, reminiscent of artist studios or loft apartments.

Step Outside

This unique home sits in approximately one acre of wraparound, secluded gardens, mainly laid to lawn and surrounded by a wide variety of established trees and shrubs. A sweeping drive leads up to the property and round to the double garage at the back of the house. The double garage makes a fine workshop, the boiler room is so useful with plumbing for a washing machine and for drying laundry in bad weather - there is even a gardener's loo, useful greenhouse, and log store. To the rear of the property is a paved and covered patio area, just outside the kitchen, perfect for alfresco entertaining whatever the weather. To the front you find an enchanting gazebo and a small stream with a peaceful deck and two bridges – this area is just magical, and the perfect spot for reflection. The current owners' grandchildren have loved the grounds, the garden with its swing, the little stream and the gazebo which makes an ideal den or venue for dolls' tea parties! The garden is a haven for wildlife, and the owners have seen 38 different species of birds in the 18 years they have lived here and were adopted briefly by a family of geese!





















The Annexe





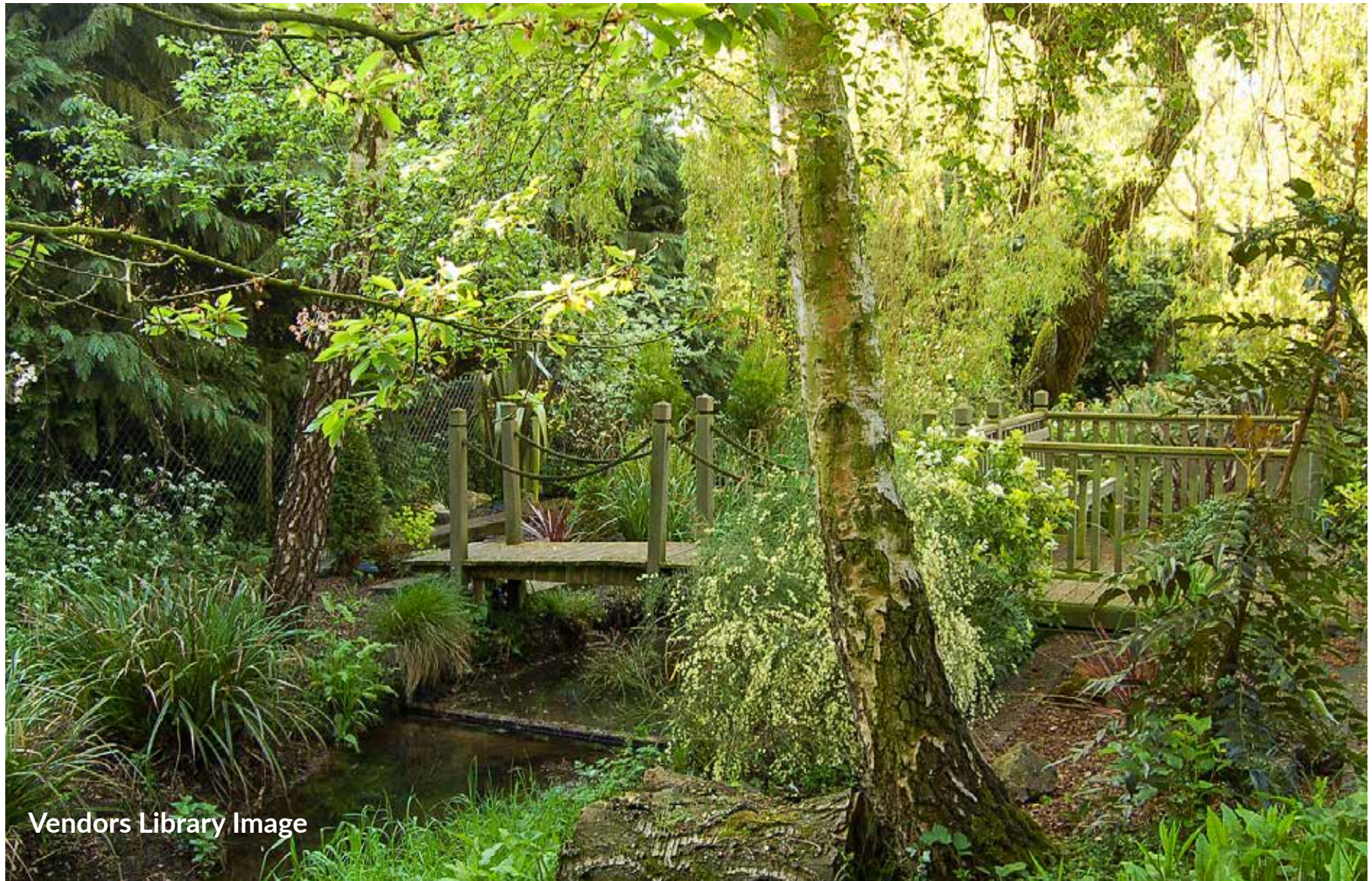


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INFORMATION



On The Doorstep

Banham is a sought-after village known for its friendly community and a wealth of amenities all within walking distance, including mini-market & post office, village primary school, traditional pub offering live music and & restaurant, church, community centre providing a wide range of activities and of course the famous Banham Zoo.

How Far Is It To...

Superb transport links are nearby, with frequent rail services to London and Cambridge from Diss, Attleborough, and Eccles stations. Healthcare is also well catered for, with a surgery in nearby Kenninghall and hospitals in Norwich and Bury St Edmunds. Private schooling can be found for all ages in Norwich.

Directions:

Proceed from the market town of Diss in a northerly direction on the B1077 and continue through the villages of Shelfanger and Winfarthing. Shortly after Winfarthing, on a very sharp right-hand bend, turn left and follow the road into the pretty village of Banham. At the triangular junction turn left and second left onto Wash Lane. The property can be found on the right-hand side.

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 - [///honest.added.emotional](http://honest.added.emotional)

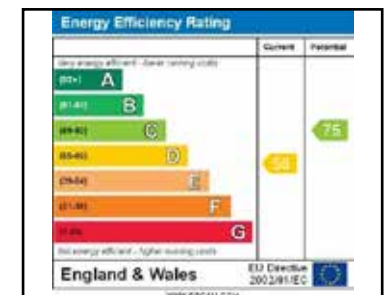
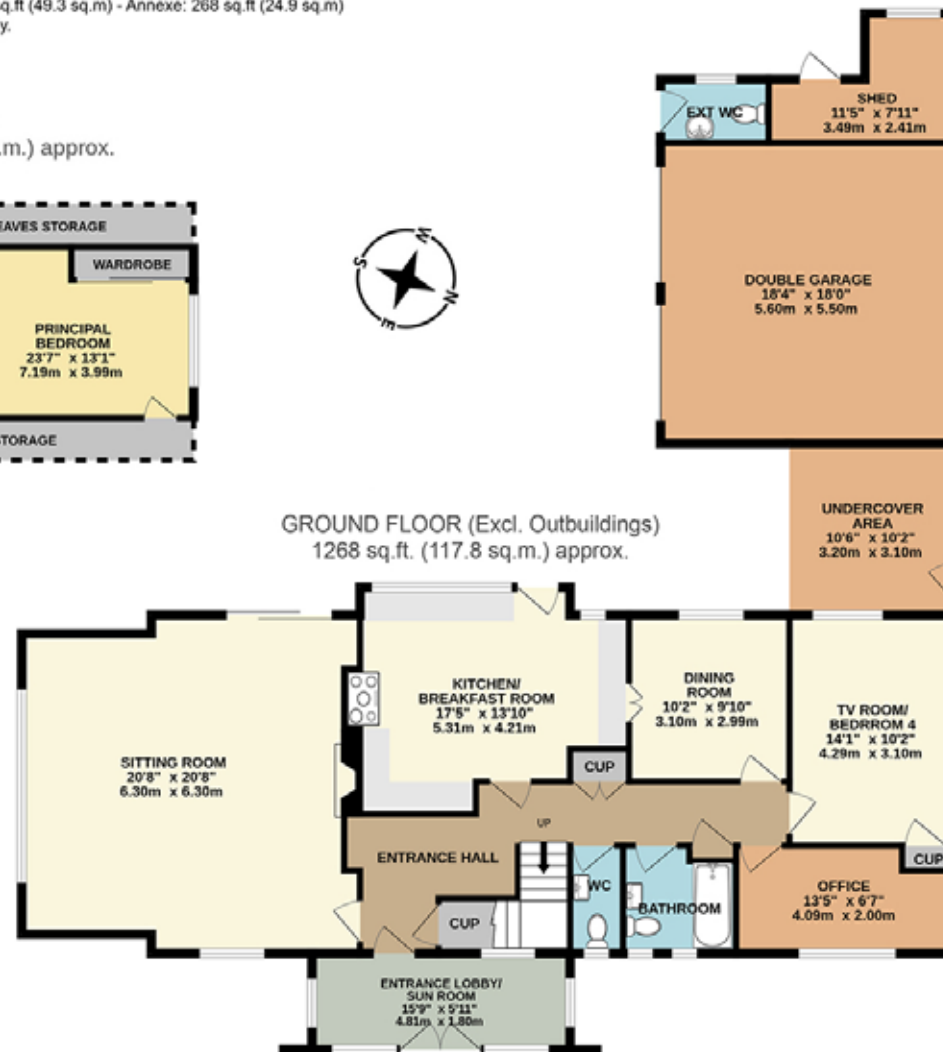
Services, District Council and Tenure

Oil Central Heating (Electric Storage Heater to the annexe)
Mains Electricity & Water
Private Drainage (septic tank)
Broadband Available – Please check www.openreach.com/fibre-checker.
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check.
Breckland District Council – Band F- Freehold



TOTAL FLOOR AREA (approx.)

Accommodation: 2070 sq.ft (192.3 sq.m) - Garage/Outbuildings: 531 sq.ft (49.3 sq.m) - Annexe: 268 sq.ft (24.9 sq.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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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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