



Sunnytrees
Hockham Road | Wretham | Norfolk | IP24 1SD

LUXURY FOREST-EDGE RESIDENCE



Set in a secluded location with fabulous far-reaching views and immediate access to the vast natural beauty of Thetford Forest, this superbly renovated and significantly extended four-bedroom country residence offers a rare opportunity to acquire a distinctive home that effortlessly blends modern luxury with rural tranquillity, with great commuter links to London.



KEY FEATURES

- Detached Much Improved Home
- Four Generous Bedrooms
- Fabulous Far-Reaching Views
- Ground Floor Bathroom and First Floor Shower Room
- Adjacent to Thetford Forest
- Spacious Kitchen Breakfast Room With Excellent Range Cooker
- Wonderful Sitting Room With Glazing To The Apex
- Large Cart Lodge, Machinery Store and Useful Barn
- Two Wood Burners and Part Under Floor Heating Plus Some Air Conditioning
- Superb Bespoke Electric Gates

This much-improved detached home offers space, style, and serenity; originally built between 1958 and 1960, the home has been comprehensively transformed by the current owners. From the outside it appears a traditional bungalow and yet once inside is like a Tardis, a revelation of elegance and expanse. While respecting the home's traditional structure, extensive updates have created a truly bespoke and spacious interior, tailored for contemporary family living. It could make an ideal home for multi-generational living too with ground floor bedrooms and family bathroom, spacious reception rooms affording everyone privacy and quiet, yet plenty of room for the whole family to gather together.

Step Inside

The generous entrance hall with oak flooring which continues throughout, invites you in and the warm welcome extends into the bright, airy kitchen/breakfast room complete with a high-quality range cooker, housed in gorgeous farmhouse style brick alcove. When the current owners saw this room, with the space, the view, and the atmosphere, they knew the house was going to be their home. There is room for a large dining table, ideal for family weekday suppers or more formal entertaining and with extra seating at the kitchen island, children can do their homework whilst dinner is prepared and guests can linger with a glass of wine, chatting to the chef. Off the kitchen is the utility room with external door, convenient for laundry day, muddy paws and for footwear after garden games or long country strolls. The sitting room features dramatic glazing to the apex, filling the vaulted space with natural light and presenting the forest beyond, wonderful in summer with the bifolds open and the outside inside connecting. In winter, the wood burner offers cosy days inside weather watching with ample space for games and toys too. Open planned with the dining room area, currently housing a pool table, this area offers huge versatility on layout and use of the space, and is a favourite with current owners for an early morning cuppa, shutting the door on the rest of the home and enjoying the peaceful views. The ground floor family bathroom is next level with a deep roll top bathtub, perfect for a relaxing soak, a large shower and so much space for bathing little ones or for guests requiring accessible facilities. For buyers seeking space, privacy, and proximity to nature—without compromising on style or modern comforts—this exceptional property presents a compelling opportunity.





KEY FEATURES

Refined Living – Rooted in Family

Heating is via oil-fired central system, with wet underfloor heating installed in the kitchen, bathroom (even under the shower tray – what a luxury on chilly winter mornings!), hallway, and lounge. Two wood-burning stoves add warmth and charm, while air conditioning units in both upstairs bedrooms and the sitting room offer year-round comfort. The running costs are aided by solar panels with feed in tariff so absolutely everything has been thought of here from comfort to sustainability. The home has a cheery, family atmosphere and has hosted wonderful barbecues, where parents can sip a peaceful G & T on the terrace, or even inside and still be able to watch the little ones playing in the grounds.

And So, To Bed

Four well-proportioned bedrooms are served by the stylish ground floor bathroom and an additional shower room upstairs. Two ground floor bedrooms are interconnecting making a space full of opportunity whether for a nursery and parents, side by side teenagers' rooms, for use as a bedroom and a separate playroom/sleepover room/ extra sitting room.... the possibilities are endless. Upstairs the sophisticated principal bedroom has an air of opulent luxury and just along the landing is a bespoke built in shoe store and a walk-in wardrobe with hanging rails, shelving, and storage that Sarah Jessica-Parker would be proud of! The other end of the landing offers a further double bedroom for guests, or teens or as a home office seat away from the social spaces. Both these bedrooms share a chic shower room.

Step Outside

The home is approached via bespoke electric gates, leading to an expansive drive with parking for at least 10 vehicles, and further parking on the grass which leads to the rear of the home. As you enter the driveway 20 fruit trees greet you - apple, plum, pear and cherry and the owners have enjoyed fruit from these each year. Outbuildings include a large cart lodge, a machinery store, and a versatile barn, all of which provide excellent storage and workspace solutions plus possible opportunity for extra accommodation subject to planning. The grounds have a little gate accessing the forest, so dog walks are literally on the doorstep. This home has the air of "The Good Life" about it and the current owners keep chickens, cats and dogs and are also keen veggie growers with a specific fenced kitchen garden and greenhouse, producing potatoes, carrots, strawberries, raspberries, cucumbers, and tomatoes. With lawns stretching towards the horizon, you can take your pick of the terraces or clever seating built into the Yorkshire stone terrace walls, for your morning cuppa watching the sunrise before the world is awake, or taking in a tranquil sunset at the end of a day in the country. The current owners describe the home as a majestic place to live, with the privilege of watching herds of deer, Barn Owls and Buzzards and various visiting wildlife adding to the magic of this country residence.

































INFORMATION



On The Doorstep...

The village of Wretham, is set on the edge of Thetford Forest and boasts a fine church and an active village hall running regular events throughout the year, and with a basketball court and children's play park too. The house is close to Peddars Way, the historic footpath across Norfolk taking in everything from forestry, heath, open countryside, and is excellent for horse riding, running and mountain biking.

How Far Is It To?

Thetford is just 9 minutes away and offers a range of day-to-day facilities including a GP surgery, supermarkets, public houses, cafes, and schools for all ages. For commuters Thetford train station offers access to Norwich and Cambridge, with connecting trains to London and the A11 is just four miles away too. Thetford Forest offers cycle and running trails, beautiful woodland walks and High Lodge centre with its Go Ape activity station a variety of play areas for children. Banham Zoo is easily accessible as is Snetterton Circuit which runs track days, race days and driving experiences.

Agents Note

Further land may be available by separate negotiation please speak to the agent.

Directions:

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 [///plates.rigs.jumps](https://plates.rigs.jumps)

Services, District Council and Tenure

Oil Fired Central Heating, Solar panels

Mains Electricity & Water

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 E

Tenure: Freehold

The floor plan shows a 3-bedroom house with the following rooms and dimensions:

- BEDROOM** (Top Left): 12'6" x 11'1" (3.80m x 3.39m)
- BEDROOM** (Top Right): 12'6" x 11'1" (3.80m x 3.39m)
- BATHROOM** (Middle Left): 5'6" x 8'10" (4.60m x 2.70m)
- UTILITY ROOM** (Bottom Left): 11'10" x 9'10" (3.60m x 3.00m)
- KITCHEN** (Bottom Left): 14'10" x 11'10" (4.53m x 3.60m)
- BREAKFAST ROOM** (Bottom Right): 13'9" x 13'1" (4.20m x 3.98m)
- DINING ROOM** (Middle Right): 18'1" (max) x 12'10" (5.50m (max) x 3.90m)
- SITTING ROOM** (Far Right): 17'5" x 16'0" (5.30m x 4.87m)

Other features include an **ENTRANCE HALL**, a **CBD** (Central Business District) area, and a **W.C.** (Water Closet) area. A compass rose indicates the orientation, with North (N) pointing towards the top right.

BEDROOM
11'2" x 11'1"
3.40m x 3.39m

LANDING

BATHROOM

DOWN

WALK IN WARDROBE

SHOE CAB

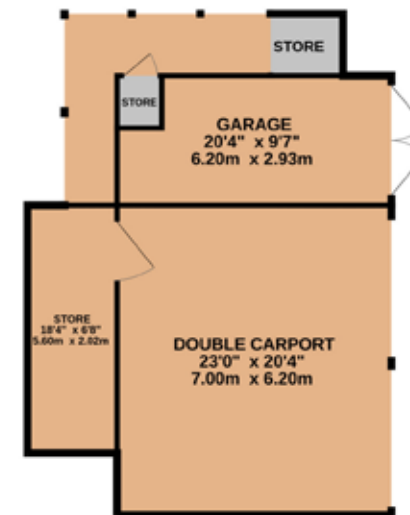
EXTRA STORAGE

MASTER BEDROOM
20'4" x 12'10"
6.20m x 3.91m



Accommodation: 2168 sq.ft (201.4 sq.m) -
Garage/Outbuildings: 2090 sq.ft (194.2 sq.m)

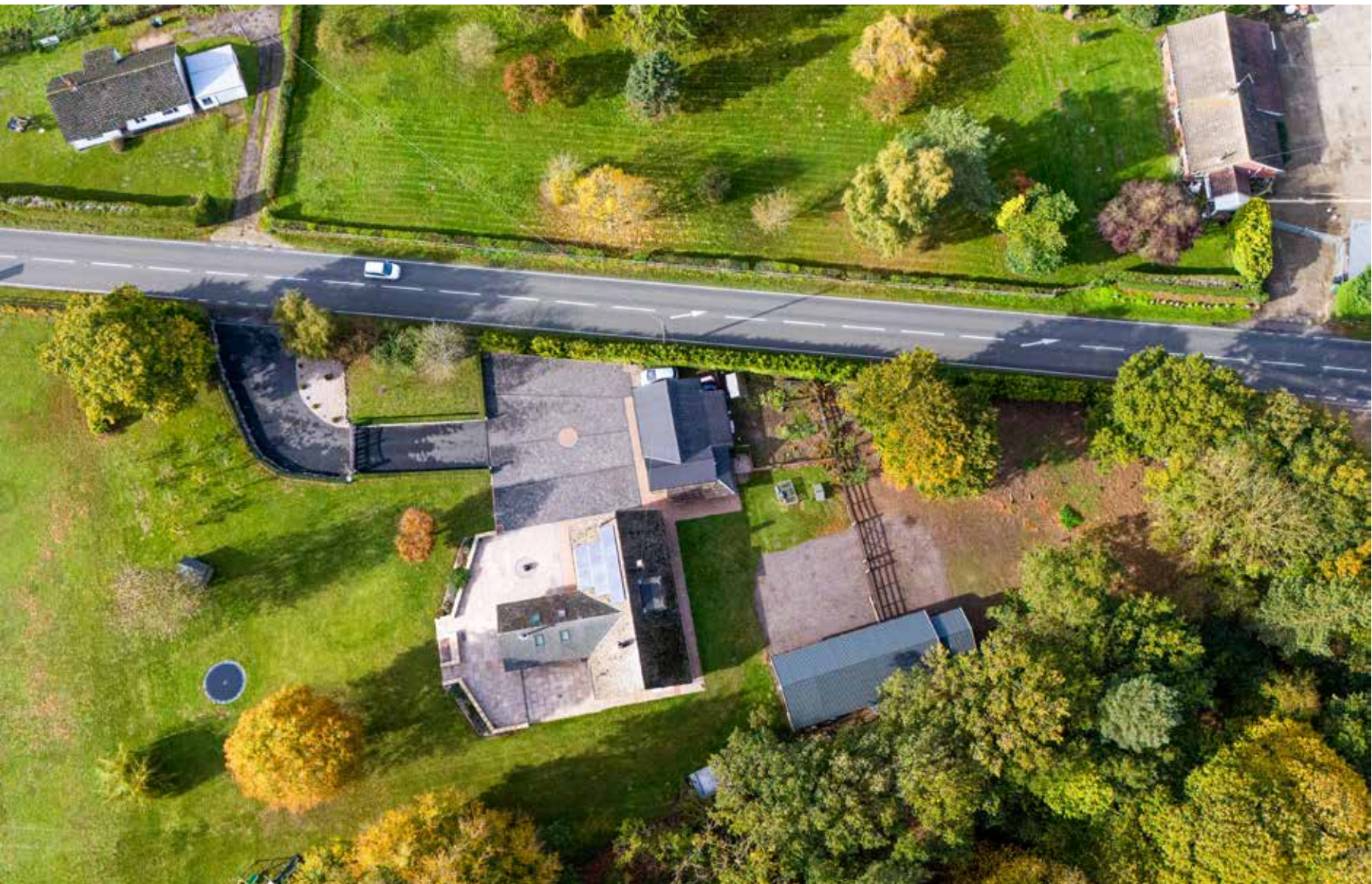
Not to scale. Illustrative purposes only.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(93+) A		91
(81-92) B		
(69-82) C	73	
(59-68) D		
(49-58) E		
(39-48) F		
(1-38) G		
Not energy efficient – higher running costs		

England & Wales EPC Directive 2002/91/EC



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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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