



High Oaks
Three Corner Covert | Weston Longville | Norfolk | NR9 5JH

WOODLAND WONDER



Nestled in three acres of grounds, surrounded by mature woodland that's home to a wealth of wildlife, this property is paradise for nature lovers and a wonderful place in which to raise a family.

Tranquil and private, you have all the privacy you could want here,
yet you're also well placed for schools, shops and for the city, Broads and beach.
So it's a great base for enjoying all that this wonderful part of the country has to offer.



KEY FEATURES

- A Unique Detached Property surrounded by Mature Woodland in the Village of Weston Longville
- Four Bedrooms – Three on the Ground Floor and Two Bath/ Shower Rooms
- The Principal Bedroom benefits from a Dressing Room and a Garden Room
- Kitchen/Breakfast Room with Separate Utility Room
- Two Reception Room plus a Study and a Conservatory
- The Grounds extend to approaching 3.22 acres (stms) and include Woodland, a Tree House, Vegetable Plot, Greenhouses and Patio Areas
- Outbuilding comprising of Two Garages and Two Workshops with Further Driveway Parking
- The Accommodation extends to 1,943 sq.ft
- Energy Rating: TBA

A true one off, this property enjoys a superb setting and offers a lovely lifestyle in your very own corner of the Norfolk countryside. Spend time in the fresh air, grow your own, spot the visiting birdlife or simply relax and unwind in perfect peace.

A Hidden Home

This unique property was built in 1945 and has been altered, extended and updated over the decades, creating the fabulous family home you can see today. When the owners came across it, they jumped at the chance to make it their own and have raised their family here, enjoying the outdoors lifestyle and sense of freedom it has given them. You're tucked away in the Wensum Valley, surrounded by woodland, yet close to Norwich and in the catchment for Reepham High, one of the county's most highly regarded high schools.

Making Memories

The owners have had lots of fun here as their children have grown up. They remember family movie nights in the sitting room, the log fire blazing away, fuelled with plentiful timber from the woodland, celebrating birthdays, Christmas and other special occasions, making homemade wine from the grapes in the greenhouse and so much more. The house works well for family life and is laid out in a practical way, with the living accommodation at one end and most of the bedrooms at the other. The spacious sitting room has a triple aspect and doors to the garden, while the study is tucked away so you can work in peace.





KEY FEATURES

There's a large additional reception room that makes a great family room or formal dining area, with stairs leading to the only first floor bedroom - perfect for a teenager or for guests. There's a shower room and utility room at this end of the house too. In the centre, you'll find the kitchen, sliding doors opening to a large conservatory where you can enjoy looking out over your garden to the trees. These rooms make an excellent sociable space, whether that's for day to day family life or for hosting friends. At the far end of the ground floor, three bedrooms await, all a good size and sharing a family bathroom. The principal bedroom is worth a special mention, with its own dressing room and its own garden room. It's very easy to imagine yourself sitting here with your morning coffee or perhaps relaxing over a drink after work. Bliss!

Magical Moments

If you want your children to grow up in the great outdoors, making dens, climbing trees, playing on the lawn and growing fresh produce, you'll love the grounds here. The owners have even built a large treehouse in the woods, which their children loved. The large greenhouse is home to the 50 year old grape vine, the fruit of which the owners used for their wine. There's plenty of wildlife to see, including deer, hares, owls and pheasants. In spring, the rhododendrons are magnificent. On a practical note, you have a substantial outbuilding with two garages and two workshops, as well as a gardener's W.C. If you want to explore the area, you can stroll along the Walsingham Way or cycle part of the Marriott's Way, both of which are nearby, or walk to the Parson Woodforde pub for a spot of lunch. You have a golf course, fishing lakes and an equestrian centre on the doorstep too. You might be surprised to learn that there's an active community here and you can join in as much or as little as you like. There are village halls in both Weston Longville and Great Witchingham, plus a butcher, primary school and more. You're close to the pretty market town of Reepham and less than half an hour from the centre of Norwich, as well as being within easy reach of the Norfolk Broads, so all the delights of the area await!





























INFORMATION



On The Doorstep

Weston Longville enjoys a convenient location with easy access to main trunk roads. The village itself has a parish church and a popular public house/restaurant known as the Parson Woodforde. Weston Golf Club and Dinosaur Park are also within striking distance whilst the villages of Lenwade and Great Witchingham are close by and include a primary school, shops and other village facilities.

How Far Is It To?

The village of Weston Longville is approximately 11 miles north east of Dereham and 14.5 miles south east of Fakenham. Often described as the 'Gateway to the north Norfolk coast', the thriving market town of Fakenham has the famous Fakenham Race Course, Pensthorpe Waterfowl Park and The Thursford Collection right on its doorstep. The market town of Dereham hosts a Tuesday and Friday market. A large leisure centre has recently opened and there is a swimming pool, golf course, squash club, three-screen cinema, a large library, Morrisons and a good range of shops and restaurants. Norwich is approximately 11 miles south east of Weston Longville and offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, a main line rail station with links to London Liverpool Street and an international airport. There is also a selection of good schools in both the public and private sectors as well as the University of East Anglia.

Directions

Leave Norwich on the Drayton Road and pass through the village of Drayton onto the Fakenham Road. Pass through Attlebridge and Morton on the Hill and then as you approach Lenwade, turn left signposted to Roarr the Dinosaur Adventure Park. Head past Roarr, then take the first road on the right after Weston Hall (Lyng Easthaugh Road). The property can then be found on the left hand side clearly signposted with a Fine & Country For Sale Board.

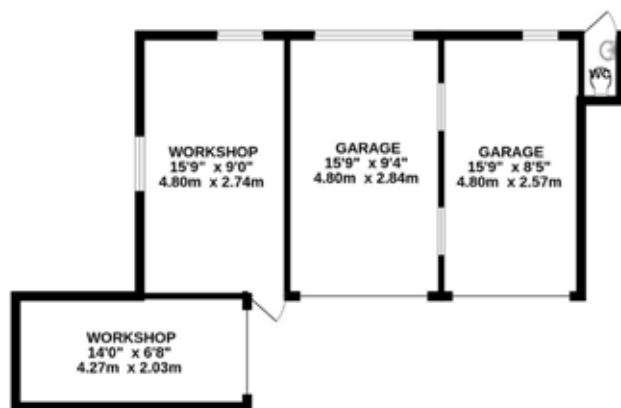
Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Cesspool
Fibre to Cabinet Broadband Available - vendor uses SKY
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Broadland District Council - Council Tax Band E
Freehold

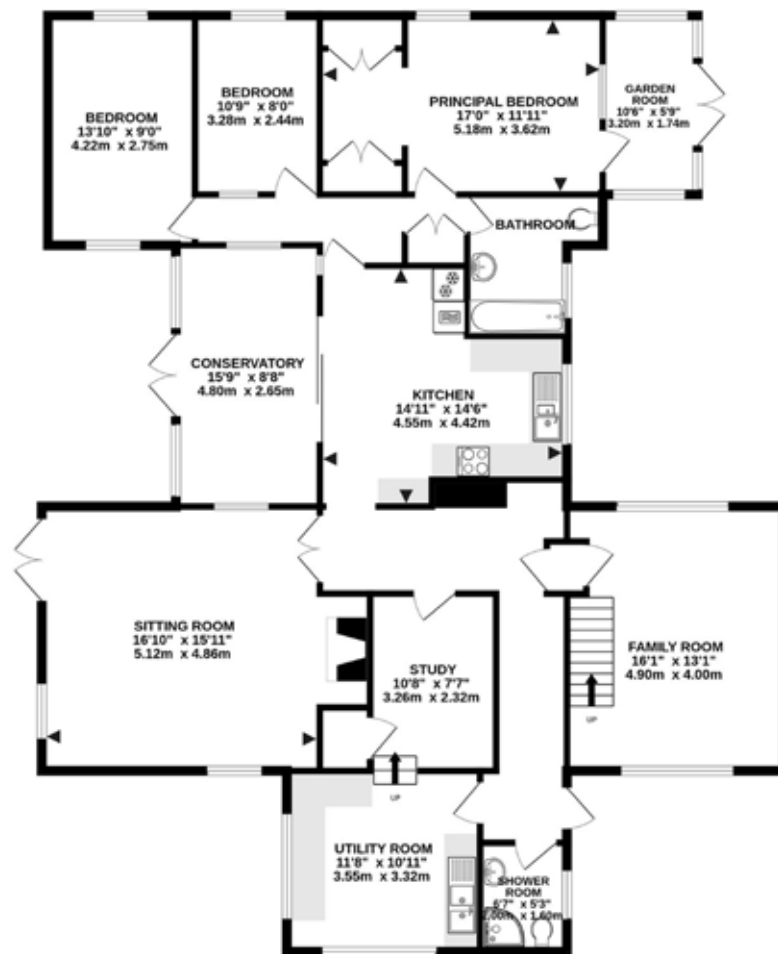
Norfolk Country Properties. Registered in England and Wales No. 06777456. Registered Office - Blyth House, Rendham Road, Saxmundham, IP17 1WA.

Copyright © Fine & Country Ltd.

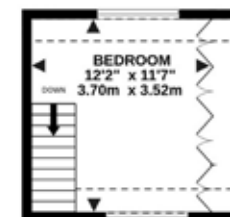
Please Note: All images and floorplans shown in the brochure and online remain copyright to the individual photographer and may not be used for any purposes whatsoever without prior permission.



OUTBUILDINGS
523 sq.ft. (48.6 sq.m.) approx.



GROUND FLOOR
1782 sq.ft. (165.6 sq.m.) approx.



1ST FLOOR
161 sq.ft. (14.9 sq.m.) approx.

MAIN HOUSE
TOTAL FLOOR AREA : 1943sq.ft. (180.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
Made with Metropix ©2026

Your Energy Performance Certificate (EPC) has Expired and you will require a new one in order to market your property.

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.





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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.

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.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



follow Fine & Country Norwich on



Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

