



THE STORY OF

Woodland Glade

Stow Bedon, Norfolk

SOWERBYS



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Woodland Glade

Stow Bedon, Attleborough,
Norfolk, NR17 1HP

Spacious Bespoke Detached Bungalow

Set on Just Under 1/3 (STMS) Acre Private Plot

Air Source Heat Pump and Underfloor Heating

Three Double Bedrooms

Double Garage and Ample Off Road Parking

Easy Access to Attleborough and
Watton Market Towns

Conveniently Located for All Access to
Norwich, Cambridge and London

Second Reception Rooms for Study,
Play Room or Fourth Bedroom

Popular Quiet Village Location

SOWERBYS WATTON OFFICE

01953 884522

watton@sowerbys.com





Woodland Glade is a spacious and individually designed detached bungalow occupying a private plot of just under one third of an acre in the Norfolk village of Stow Bedon. Offering generous accommodation, excellent parking and a double garage, the property provides a practical and adaptable home with plenty of scope for modern family living.

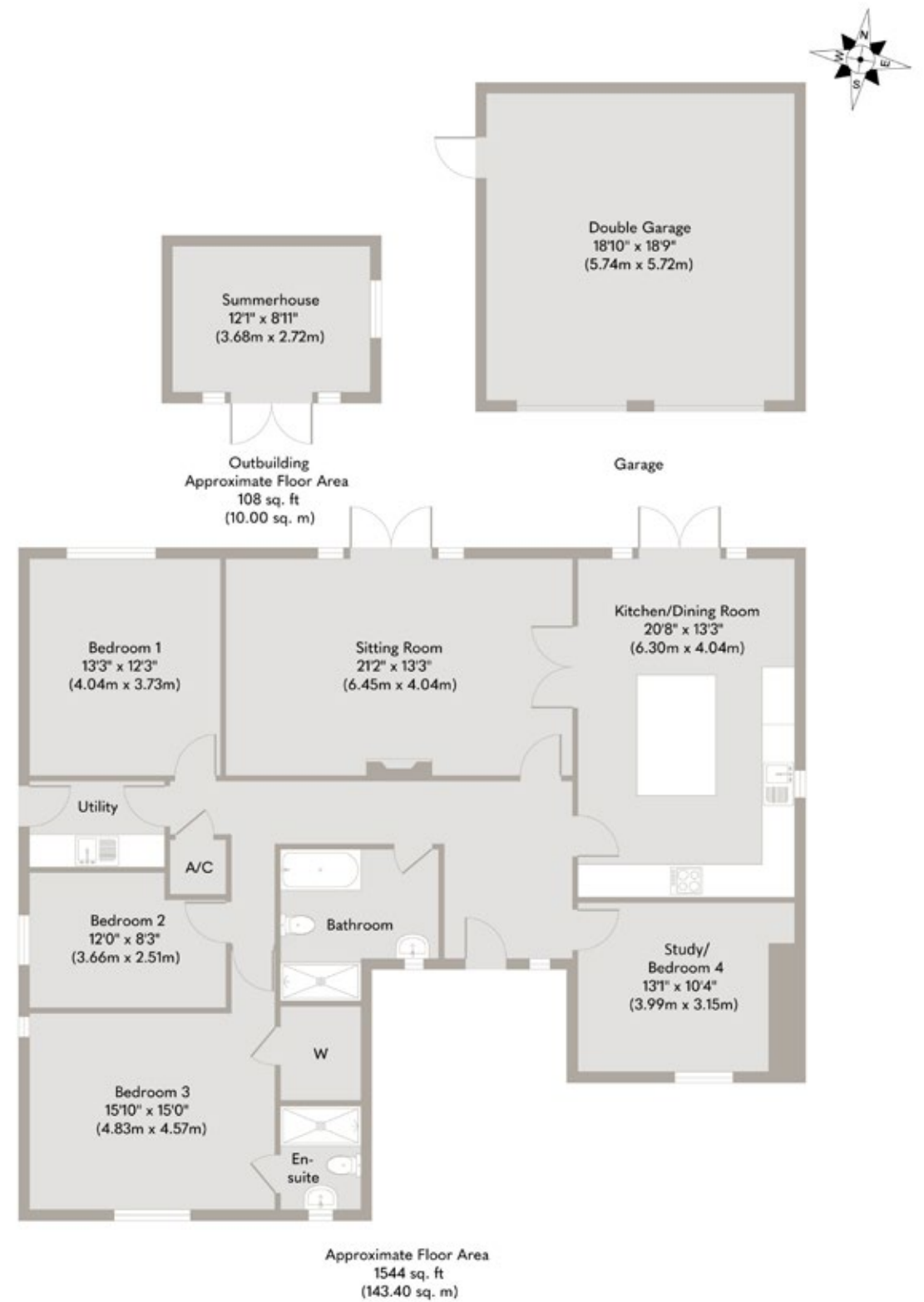
The main living areas provide a comfortable setting, while the additional reception space offers a range of possibilities depending on individual needs. It could work equally well as a study or home office, playroom, snug or a fourth bedroom. There are three double bedrooms, providing good flexibility. The overall layout gives the bungalow a sense of separation between the sleeping and living areas while retaining the ease of single-storey living. A particular benefit is the property's modern heating provision, with an air source heat pump and underfloor heating, offering an efficient and comfortable way of heating the home.

Outside, Woodland Glade enjoys a private plot of just under a third of an acre (STMS), giving the property a generous amount of outdoor space without the maintenance associated with a much larger holding. A substantial double garage, together with ample off-road parking, adds considerable practicality for families, multiple vehicles, hobbies or storage.

The location combines village living with convenient access to nearby market towns and the wider road network. Attleborough and Watton are both within easy reach, providing a useful range of everyday amenities, shops, schools and services. For those commuting or travelling further afield, the A11 is readily accessible, providing direct routes towards Norwich, Cambridge and London.

Woodland Glade therefore offers a combination that is increasingly difficult to find: a substantial detached bungalow with three double bedrooms, adaptable living accommodation, modern heating technology, a large private plot, double garage and excellent road connections. It is a home that can comfortably accommodate changing requirements, whether that means family life, working from home, entertaining or simply enjoying the additional space that a property of this scale provides.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Stow Bedon

Stow Bedon is a delightful rural village in the heart of Norfolk, offering a peaceful setting surrounded by unspoilt countryside. Just a few miles from the market town of Attleborough, the village enjoys a secluded atmosphere while remaining well connected to nearby towns and amenities.

Rich in history, Stow Bedon is home to the ruins of St Botolph's Church, a reminder of its medieval past. Nature lovers will appreciate the nearby Wayland Wood, an ancient site linked to the "Babes in the Wood" legend, which offers beautiful walking trails and diverse wildlife. Thetford Forest, one of England's largest lowland forests, is also within easy reach, providing extensive cycling and walking routes, as well as adventure activities at High Lodge. Thompson Water, a picturesque nature reserve, is another great spot for birdwatching and peaceful walks.

Despite its rural charm, Stow Bedon is well connected via the A11, with Norwich just 20 miles away. The historic city offers a wealth of cultural attractions, including its cathedral, medieval castle, independent shops, and lively dining scene. The nearby town of Wymondham, with its stunning abbey and traditional market, adds to the area's appeal.

Stow Bedon offers a rare blend of countryside seclusion and accessibility, making it an ideal location for those seeking a peaceful lifestyle while still being well connected to the wider region. Whether exploring historic landmarks, enjoying outdoor adventures, or simply soaking in the beauty of the Norfolk landscape, this delightful village provides a wonderful place to call home.



Note from the Vendor



"We've love the peaceful, beautiful surroundings, and the unique features to the house."



SERVICES CONNECTED

Mains water and electricity. Drainage via treatment plant.
Heating via air source heat pump and underfloor heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 8302-0546-3832-1097-3903.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///pounds.trespass.grub

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SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

