



Greenhoe Norwich Road, Swaffham

In Excess of £695,000

Minors & Brady



Greenhoe Norwich Road

Swaffham

Introducing Greenhoe, a distinguished period home set within 2.2 acres of beautiful grounds (stms), delivering an increasingly rare combination of architectural heritage, complete privacy and exceptional potential, all moments from the heart of Swaffham. Extending to over 4,000 sqft in total and approached via a long tree-lined driveway, this substantial residence occupies a privileged position on the edge of the town, surrounded by mature gardens, orchard land and abundant wildlife. Originating in the early 1800s, with later Edwardian additions, the house combines period character with a flexible layout of generous reception rooms and six bedrooms, ideally suited to family living. A heated outdoor swimming pool, extensive outbuildings and established grounds further enhance its appeal, while the property offers exciting scope for refurbishment and modernisation, presenting a rare opportunity to create a truly exceptional country home in a highly convenient Norfolk setting.

- Distinguished period residence dating from the early 1800s, with later Edwardian additions and a wealth of retained character
- Set within approximately 2.2 acres (stms) of mature gardens, orchard land and established grounds on the edge of Swaffham
- Substantial and versatile accommodation extending to over 3,000 sqft, offering excellent scope for refurbishment and modernisation
- Elegant collection of reception rooms, including a south-facing living and dining room, panelled snug and dedicated home office
- Six well-proportioned bedrooms, including a principal suite with en-suite facilities and views across the grounds
- Long private driveway leading to a gravelled forecourt, creating a strong sense of arrival and privacy
- Heated outdoor swimming pool discreetly positioned within the grounds, offering a tranquil oasis and ideal for summer entertaining





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Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





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Location: The Market Town Of Swaffham

Situated on the edge of the historic market town of Swaffham, Norwich Road enjoys a convenient position that combines easy access to everyday amenities with the attractive countryside setting for which this part of Norfolk is renowned. As one of the county's most established market towns, Swaffham offers a comprehensive range of shops, supermarkets, cafés, restaurants, healthcare facilities and schools, making it a highly practical yet appealing place to live.

The town is rich in character and history, centred around an impressive Georgian marketplace and a vibrant community atmosphere. Residents benefit from a variety of facilities and amenities, including a public library, a



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Total area: approx. 373.6 sq. metres (4021.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

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Minors & Brady
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