




RUSSEN & TURNER
www.russenandturner.co.uk

Substantial, Detached, Family Home on The Birches, South Wootton

what3words; hardens.economics.resonated

Guide Price
£625,000

Bedrooms: 5 | **Bathrooms:** 3 | **Receptions:** 3

GUIDE PRICE - £625,000-£650,000 - There are family homes that give you more space, and then there are homes that give you more possibilities.

Tucked away at the end of one of South Wootton's most desirable cul-de-sacs, 28 The Birches is an individual four-bedroom detached home occupying a substantial double plot, with established woodland forming a wonderfully peaceful backdrop to the rear. Add in a self-contained annex, generous parking and beautifully versatile living spaces and you have a home that's capable of adapting to family life not just today, but for many years to come.

The setting immediately feels special. The Birches is a quiet no-through road of individual homes, where generous plots, mature surroundings and a feeling of space create an atmosphere that's increasingly difficult to find. Yet you're still within walking distance of schools, shops and everyday amenities, giving you that rare balance between privacy and convenience.

Inside, a spacious entrance hall provides a fitting introduction, with plenty of built-in storage keeping coats, shoes and the clutter of everyday family life neatly tucked away.

At the heart of the home is the open-plan kitchen and dining room. Generous work surfaces, excellent storage and a breakfast bar make it somewhere designed to be used, whether that's hurried breakfasts before the school run, homework at the table or cooking while friends gather around with a glass of wine.

From here, the house flows naturally into one of its standout spaces.

The garden room is somewhere you'll want to spend time whatever the season. Light pours through the tinted glass roof while bi-fold doors can be swept open to the terrace, allowing the garden to become an extension of the home throughout the warmer months. When winter arrives, underfloor heating and a wood-burning stove completely change the atmosphere, turning it into a cosy retreat from which to enjoy the woodland beyond.

The sitting room offers something different again. Positioned to the rear, it's a calmer, more intimate space where full-height sliding doors frame the garden and lead onto the raised terrace. A feature fireplace creates a natural focal point, making this just as inviting for quiet evenings at home as it is when the house is full of family and friends.

Upstairs, four bedrooms provide the flexibility you'd expect from a home of this scale. All four bedrooms are comfortable doubles. The principal bedroom has its own sense of escape, complete with floor-to-ceiling fitted wardrobes and a contemporary en-suite shower room.

And then there's the annex.

Completely self-contained and benefitting from its own private entrance, kitchenette and shower room, it opens up a whole new range of possibilities. Perhaps an older parent wants independence while remaining close to family. Maybe a grown-up child needs their own space, you regularly welcome guests, or you've always wanted to

separate working life from home life. It could also offer potential for letting or holiday accommodation, subject to any necessary consents and requirements. Better still, should your circumstances change, the space can be incorporated back into the main home.

Outside, the scale of the double plot really becomes apparent.

The rear garden enjoys exceptional privacy, with established woodland creating a beautiful natural backdrop and a sense of seclusion that's hard to believe when you're so conveniently positioned within the village. There's room to entertain, space for children and pets to explore, and quieter corners where you can simply sit back and enjoy the surroundings.

To the front, the generous lawn and extensive driveway provide ample off-road parking for numerous vehicles, completing a home that's every bit as practical as it is impressive.

And then there's South Wootton itself. One of West Norfolk's most sought-after villages, it offers excellent schools and a wealth of everyday amenities within easy reach, while King's Lynn, the Royal Sandringham Estate and the beautiful North Norfolk coastline are all readily accessible.

28 The Birches isn't a home that asks you to fit around it. It's a home with the space and flexibility to fit around you. Whether that's family life, multi-generational living, working from home or simply wanting more room and privacy, this is an individual property in an exceptional setting that offers possibilities few homes can match.

Disclaimer

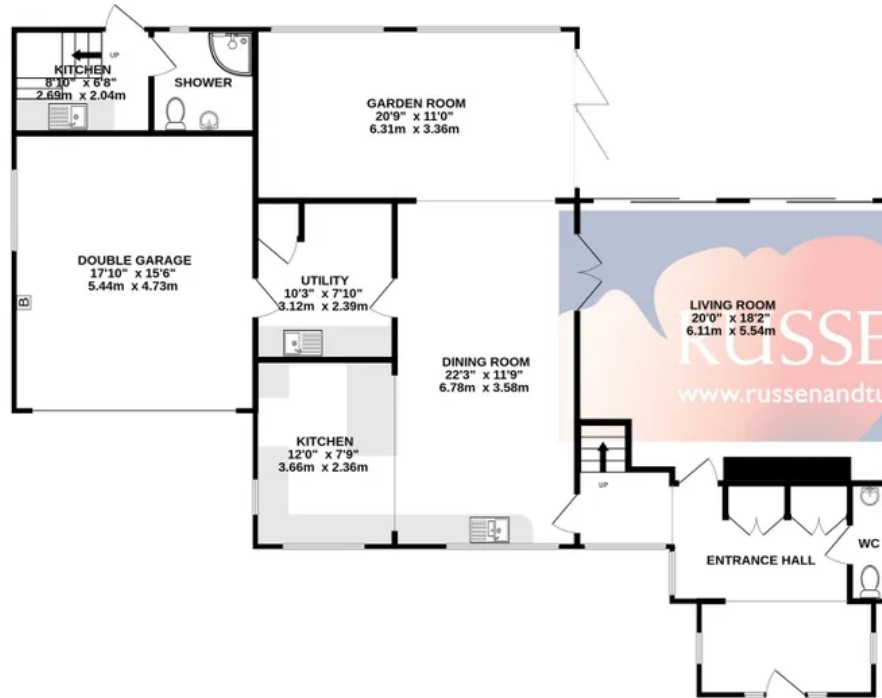
1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £24.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch, we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.

Referral Disclosure

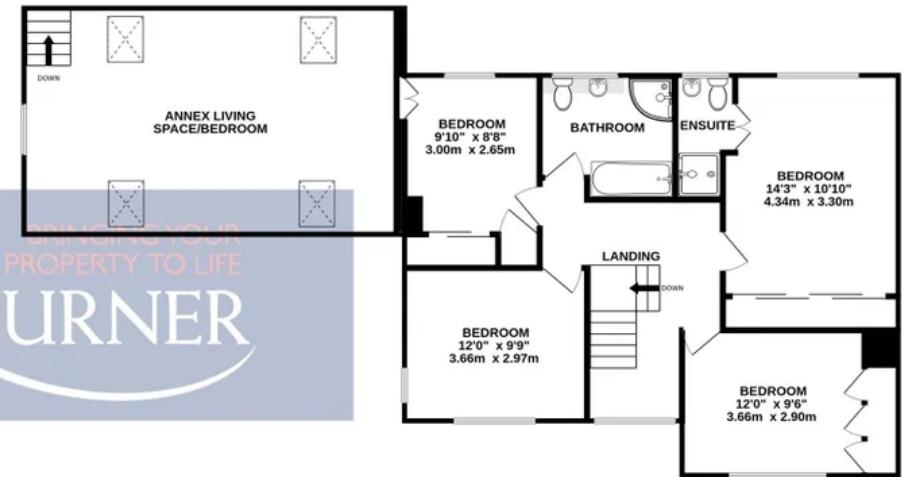
We may recommend / refer solicitors, mortgage advisers, surveyors and other property professionals who we believe provide a good service. Should you choose to use one of these providers, Russen & Turner may receive a referral fee. You are under no obligation to use any service we recommend and are free to choose your own adviser or provider.



GROUND FLOOR
1620 sq.ft. (150.5 sq.m.) approx.



1ST FLOOR
1103 sq.ft. (102.4 sq.m.) approx.



TOTAL FLOOR AREA : 2723 sq.ft. (253.0 sq.m.) approx.

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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026