



THE STORY OF
Wild Wood
Southrepps, Norfolk

SOWERBYS



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Wild Wood

Chapel Road, Southrepps, Norfolk
NR11 8UW

Delightful Detached Flint-Fronted Property
in the Quiet Hamlet of Lower Southrepps

Deceptively Spacious Accommodation Arranged
Over Three Floors due to Graduated Plot

Glorious Outlook Bordered by
Neighbouring Conservation Land

Open-Plan Kitchen/Dining Room
with Sliding Doors onto Balcony

Spacious Sitting Room

Five Versatile Bedrooms, Including
One Currently Used as a Snug

Shower Room on the Main Living Level

Integral Garage with Additional
Storage Room Below

Private, Well-Established Gardens
Creating a Haven for Wildlife

Peaceful Rural Setting with Beautiful Views
Over the Surrounding Countryside

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From the roadside the property presents as an attractive flint-faced detached bungalow; however, thanks to its graduated plot, the accommodation is cleverly arranged over three levels, offering far more space than first impressions suggest.

The ground floor forms the heart of the home, featuring a bright and sociable open-plan kitchen and dining area. Sliding doors open onto a balcony, perfectly positioned to take in the far-reaching views across the surrounding landscape. Also on this level is a bedroom, currently arranged as a cosy snug, enjoying lovely views over the garden, alongside a further bedroom and a well-appointed shower room.

The lower ground floor provides a generous sitting room with a comfortable and relaxing atmosphere, together with an additional bedroom, making this level ideal for guests or flexible family living.

On the first floor are two further bedrooms, offering peaceful retreats with elevated perspectives of the gardens and countryside beyond.

Excellent practical space is provided by an integral garage on the ground floor, with a useful storage room beneath, accessed from the rear of the property.

Outside, Wild Wood is surrounded by wonderful private gardens that create a true haven for wildlife. Thoughtfully planted and well established, the gardens offer a tranquil setting with areas to sit, relax and enjoy the natural surroundings, all while benefiting from the beautiful outlook over the adjacent conservation land.

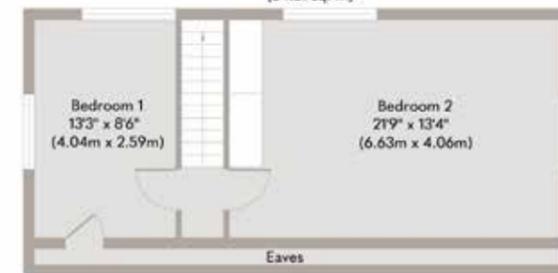
Wild Wood is a unique and charming home in a peaceful rural setting, combining character, privacy and a surprising amount of versatile living space.



Lower Ground Floor
Approximate Floor Area
531 sq. ft
(49.33 sq. m)



Ground Floor
Approximate Floor Area
590 sq. ft
(54.81 sq. m)



First Floor
Approximate Floor Area
432 sq. ft
(40.13 sq. m)

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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Southrepps

EXCELLENT ACCESS TO THE COAST
AND NORWICH

Southrepps is a sought-after village where there is a strong community feel, glorious open countryside and excellent access to both the coastline and the city of Norwich.

Southrepps is home to a railway station which runs between Sheringham, Cromer and Norwich, a primary school and nursery, church, and a local family-run grocery store. The village hall holds regular quiz nights, shows and events as well as a playing field which is home to Southrepps F.C. and there is a well-equipped playground for the kids to enjoy.

If it's good food and drink you're after, the local pub doesn't disappoint - the Vernon Arms is a real asset to the village with its warm, welcoming and relaxed atmosphere, high-quality cask ales and its menu created from local seasonal produce. The renowned Suffield Arms is just over a mile away. Southrepps is one of those timeless villages that manages to stay in touch with its roots and harbour a thriving community, so why not call it home?

The North Norfolk coast is just a few miles away and is designated an Area of Outstanding Natural Beauty with its mile upon mile of uninterrupted beaches and bird and nature reserves. There are stunning sandy beaches a short drive away, including Trimmingham, Overstrand and Mundesley.

The city of Norwich is just over 20 miles away, where you will find a modern cultural feel with beautiful heritage, dynamic night-life, sophisticated shopping and mouth-watering restaurants. Chantry Place Shopping Centre offers high end shopping, whilst the Norwich Lanes won the great British high street of the year with its many independent and unique businesses.



Note from Sowerbys



“...the wonderful private gardens create a true haven for wildlife.”



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 0644-3047-4207-7385-4200

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: /// earlobes.informed.cooked

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SOWERBYS

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