



Oakwood Manor
West Harling Road | East Harling | Norfolk | NR16 2SQ

 FINE & COUNTRY

A HOME OF DISTINCTION



Approached through an impressive entrance drive, framed by handsome pillars and centred by a charming fountain, this striking Georgian-style, five-bedroom, five-bathroom home sits in around 1.5 acres of grounds close to commuter road and rail links.



KEY FEATURES

- Stunning Georgian Style Home
- Spacious Accommodation Throughout
- Commodious Entrance Hall and Landing with Imposing Staircase
- Drawing Room and Formal Dining Room
- Newly Fitted Kitchen with Large Garden Room Off
- Games room, Reading Room and Study
- Five Bedrooms and Five Bathrooms/Shower Rooms
- A Pair of Double Garages
- Excellent Period Features - Such As High Ceilings and Ornate Covings
- Substantial Grounds

The current owners were drawn to the house, wanting a large garden with plenty of room for family life and entertaining, but without acres of land to maintain. Since then, they have renovated the house from top to bottom. With substantial accommodation arranged over two floors, five bedrooms and five bathrooms, this is a home of exceptional versatility and presence. Soaring ceilings, ornate coving and an abundance of period detailing combine with beautifully considered modern finishes to create interiors that feel both timeless and thoroughly contemporary.

Step Inside

Beyond the double entrance doors lies a magnificent central staircase, with generous landings extending to either side and a wonderful feeling of scale throughout. Beautiful, durable flooring provides an elegant yet practical foundation for a home designed equally for grand entertaining and relaxed family life. The triple-aspect living room is a firm favourite with the owners – spacious with high-ceilings, light-filled and sophisticated, yet still warm and cosy, especially in winter with the log fire in the handsome marble fireplace and direct access to the south-west-facing garden. A formal dining room currently repurposed as a games room, could offer the perfect setting for more formal grown up suppers, while a study with two matching bespoke built desks and a quirky reading room provide dedicated spaces for hybrid working, relaxation or quiet retreat. At the heart of the home is the newly fitted kitchen: sleek, stylish and exceptionally well equipped. A substantial central island incorporates the hob and generous drawer storage, with four bar stools creating an informal place to eat, chat and keep the cook company. A wonderful bank of Miele appliances, two ovens, a microwave/steam oven and coffee machine is perfectly suited to entertaining on a grand scale. The cabinetry continues seamlessly into the adjoining utility area, providing extensive storage. The kitchen opens effortlessly into a wonderful garden room, where an exposed brick wall introduces a touch of character. A bar with wine fridge, generous dining area and multiple doors opening onto the garden create an exceptional entertaining space, with an almost seamless transition between house and garden. A useful ground floor bathroom with bath and shower is conveniently positioned, ideal when coming in from gardening, muddy play, or for bathing the dog!





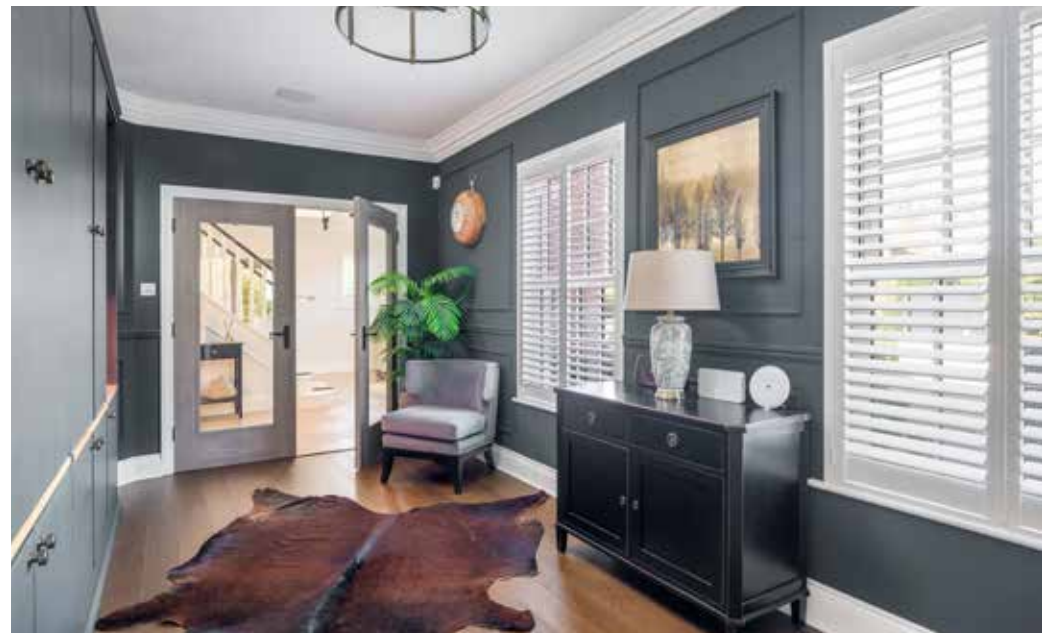
KEY FEATURES

Exploring Upstairs

The impressive galleried first-floor landing continues the home's remarkable sense of space and grandeur. The expansive landing itself becomes part of the experience: a grand circulation space rather than simply a means of moving between rooms, reinforcing the architectural character found throughout the house. It leads to a wonderful sun terrace which has an external stairway too for ease of access. Four well-appointed bedrooms all with fitted wardrobes, provide generous accommodation, complemented by three ensuite bathrooms and a family bathroom with freestanding bath, television and steam-room shower. The principal bedroom boasts a whole wall of fitted wardrobes plus a superb ensuite, giving a boutique hotel experience. The arrangement offers considerable flexibility and privacy for family living, visiting guests and multi-generational occupation. The reading room on the ground floor leads to a hallway and cloakroom, then stairs to the fifth bedroom above the garage – a wonderfully separate space, fitted with air-conditioning, ideal for adult children living at home or a home office, gym or cinema room even.

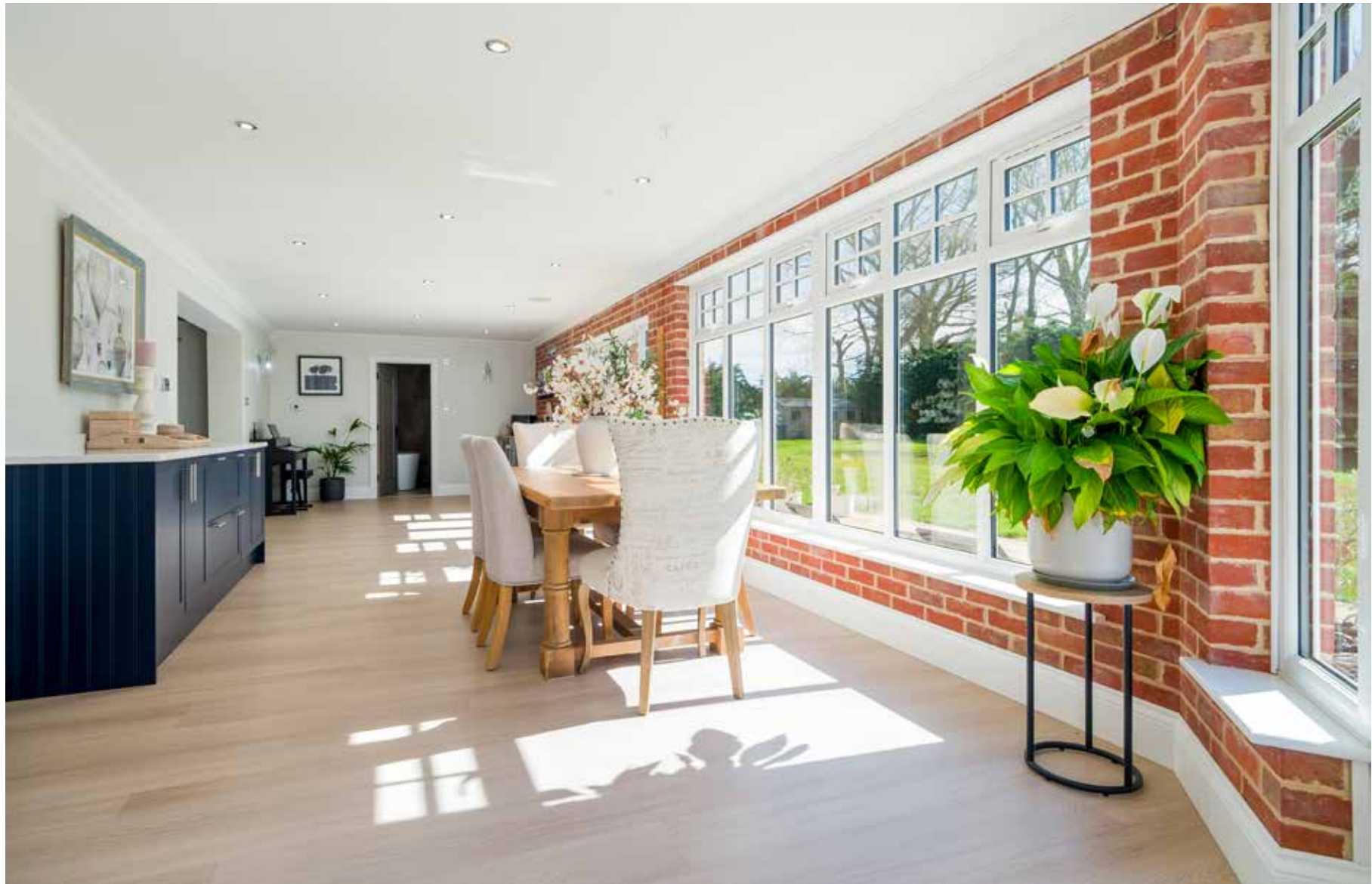
Step Outside

Through electric gates, a sweeping driveway passes the immaculate front lawn and mature trees, creating a graceful approach and an impressive sense of arrival with an in and out circular driveway and beautiful central fountain. A pair of double garages provides excellent parking and storage, complemented by an EV charging point. The property is also solar-ready, with cabling already installed, offering an opportunity for future renewable energy provision. The gardens and grounds provide a wonderful extension to the home's living space, with the south-west-facing aspect creating a particularly attractive setting for summer entertaining and peaceful evenings outdoors. The wraparound terrace is a welcome spot for alfresco entertaining with many a fun barbecue and party enjoyed here. Steps lead to the first-floor sun terrace, a grownups hideout for enjoying the sun with a glass of something cold, offering panoramic views and a fabulous spot to take in the sunrise. The grounds are wonderfully private and secluded, bordered by mature trees including apple and pear trees along with established shrubs and predominantly laid to well-maintained lawn. It is exceptionally well suited to family life, providing a safe and private environment for children to play, with no overlooking properties and a fabulous corner of the garden is currently given over to play, with a garden shed providing useful storage. The generous grounds offer exciting scope for further leisure facilities, whether a football pitch, tennis court or, subject to the necessary permissions, a swimming pool.





































INFORMATION



On the Doorstep

East Harling is a friendly and welcoming village, with a primary school, village hall with sports and social club, village shop & post office, doctor's surgery and chemist. The Nags Head and The Grain Kitchen both serve fantastic Sunday roasts, and the village also hosts community events, including a well-regarded Bonfire Night, running clubs and tennis facilities. For outdoors enthusiasts you can enjoy walks from your doorstep and Thetford Forest is close by offering an expanse of woodland to explore.

How Far Is It To....

Commuting is easy here with the A11 easily accessible offering road links to Norwich and towards London. East Harling has its own railway station, with direct routes to Norwich and Cambridge, while nearby Diss offers fast mainline services to London Liverpool Street, in around 90, minutes. Along with Diss, Attleborough, Thetford towns and Bury St Edmunds offering a wider range of amenities in easy reach.

Directions

From Diss head West on the A1066 to Garboldisham. Turn right on to the B1111 through East Harling village and then turn left on to the West Harling Road and the property is on the left.

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location /// prepare.manifests.lunching

Services, District Council and Tenure

Oil Fired Underfloor Central Heating

Mains Electricity & Water

Drainage – Private Drainage

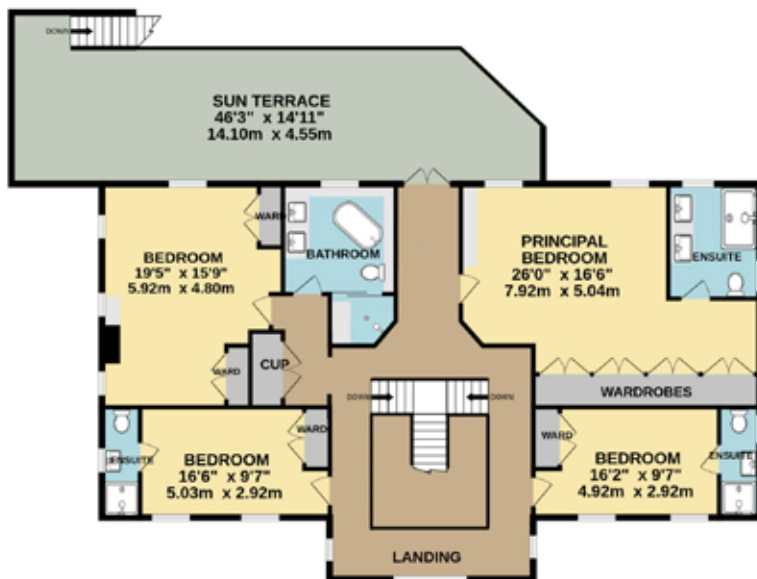
Broadband Available – Please check www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check.

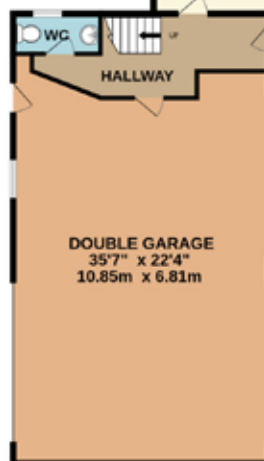
Breckland District Council – Band G – Freehold

Agents Note

Tree Preservation Orders are in place protecting four trees to the front and two to the rear, helping safeguard the mature character and established setting of the grounds. These trees were professionally pruned in 2024.



1ST FLOOR
2773 sq.ft. (257.6 sq.m.) approx.



GROUND FLOOR
3548 sq.ft. (329.6 sq.m.) approx.

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TOTAL FLOOR AREA 6256 sq.ft. (581.2 sq.m.)(approx.)
Accommodation: 5028 sq.ft (467.1 sq.m) -
Garage/Sun Terrace: 1228 sq.ft (114.1 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced by HomeSight Studios for Fine & Country Estate Agent.



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.



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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

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