

THE STORY OF

Yare House

Thuxton, Norfolk

SOWERBYS



THE STORY OF

Yare House

Thuxton, Norwich, Norfolk
NR9 4QJ

Substantial Modern Village Home
Within a Peaceful Rural Setting

Generous Plot of Approximately
2/3 of an Acre (STMS)

Open Field Views to Both the Front and Rear

Over 2,100 Sq. Ft. Of Well-
Planned Accommodation

Three Versatile Reception Rooms
Suited to Modern Living

Principal Bedroom with Balcony Overlooking
the Surrounding Countryside

Solar Panels and Air Source Heat Pump
Enhancing Energy Efficiency

Double Garage Providing Secure
Parking and Practical Storage

Convenient Access To Dereham Town Centre

SOWERBYS DEREHAM OFFICE
01362 693591
dereham@sowerbys.com











Yare House is an impressive contemporary village home set in a peaceful rural location between Mattishall and Gressenhall, in the heart of Thuxton. Enjoying open countryside views to both the front and rear, the property also sits alongside a charming heritage railway line. Set within a generous plot of approximately two thirds of an acre (STMS), the property extends to over 2,100 sq. ft. of refined accommodation, carefully arranged to deliver space, efficiency and versatility in equal measure.

The house sits confidently within its grounds, offering a strong sense of privacy and openness while remaining well placed for access to a comprehensive range of amenities, schooling and services. The surrounding countryside is a constant presence, with wide, uninterrupted views providing a calm and attractive backdrop throughout the seasons.

Internally, the accommodation has been thoughtfully designed to support modern family living. Three well-proportioned reception rooms provide excellent flexibility, offering both formal and informal spaces suited to entertaining, home working or quieter everyday use. Natural light flows throughout, reinforcing the sense of balance and proportion found across the home.

Sustainability has been integral to the design, with solar panels and an air source heat pump contributing to improved energy efficiency and reduced running costs. The principal bedroom is a particular highlight, benefitting from access to a private balcony enjoying elevated views.

Externally, the grounds provide generous space for outdoor living. The gardens have been carefully designed to encourage wildlife and biodiversity, with native planting and seasonal orchids complemented by more formal areas close to the house. A double garage offers valuable parking and storage, completing a home that achieves a refined balance of rural outlook, modern efficiency and well-proportioned accommodation.







Designed to support both family life and entertaining with ease.

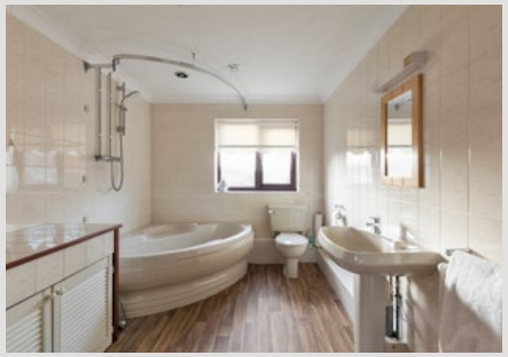












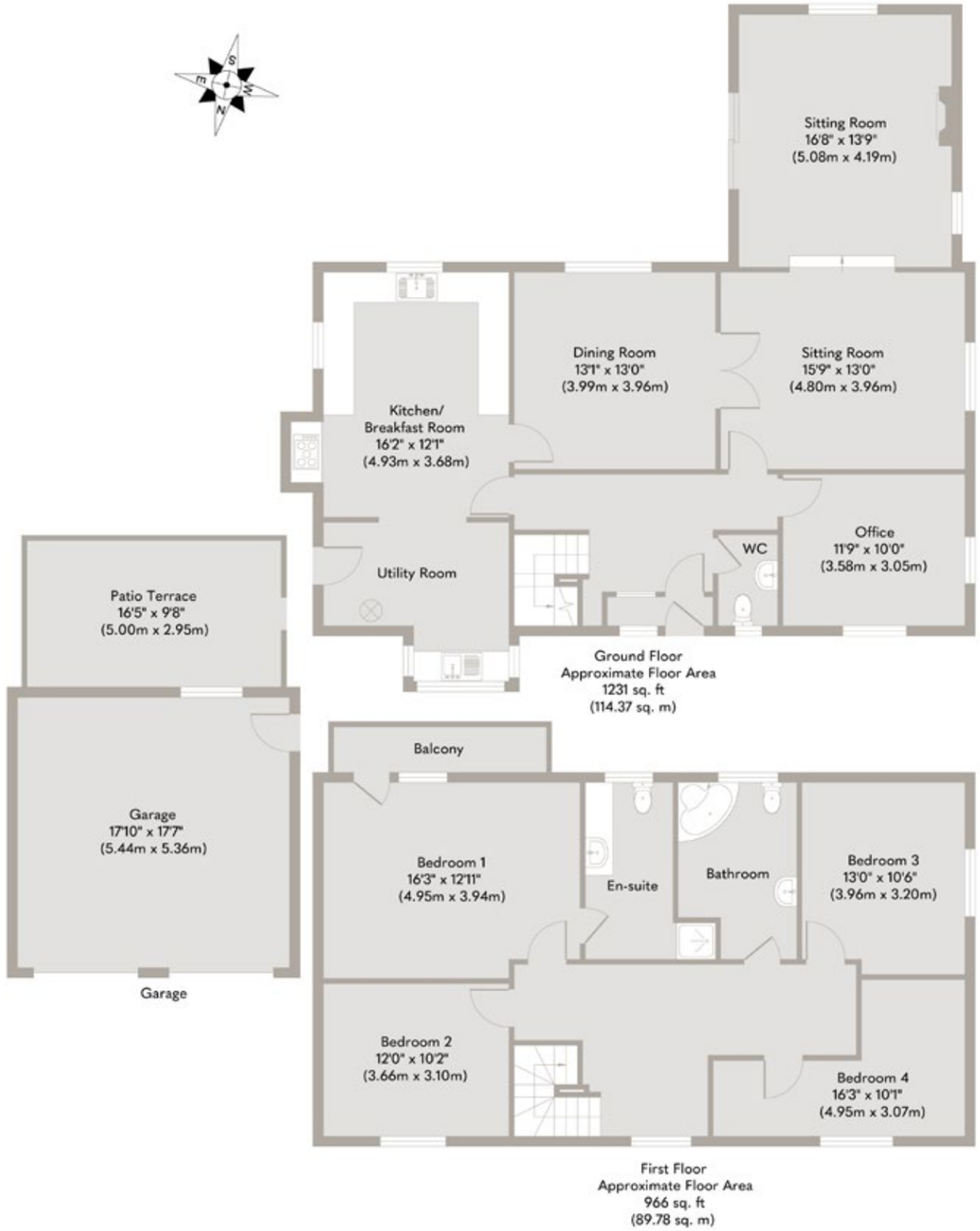












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.
Copyright V360 Ltd 2025 | www.houseviz.com

Thuxton

A GENTLE WAY OF VILLAGE LIVING

Tucked into the gently rolling countryside of mid Norfolk, Thuxton is a small and quietly charming village where rural living feels both natural and unforced. Surrounded by open farmland and intersected by winding country lanes, it offers a sense of space and calm that defines everyday life here.

The village lies close to the River Yare, with the surrounding landscape providing easy access to walking routes, wildlife and wide, open views that change beautifully with the seasons. It's a setting that encourages a slower pace, shaped by the rhythms of the countryside.

Thuxton is well positioned for nearby towns, with Dereham and Wymondham offering a good range of shops, schooling and services, while Norwich is within comfortable reach for work, leisure and culture. This balance of seclusion and connectivity makes the village particularly appealing.

Property in Thuxton reflects its rural character, with a mix of traditional cottages, farmhouses and well-spaced modern homes, many enjoying generous plots and outlooks across surrounding fields.

For those seeking a peaceful village environment with strong links to the wider Norfolk landscape, Thuxton offers a considered and enduring place to call home.









Note from Sowerbys



"Principal bedroom with private balcony enjoying far-reaching countryside views"

SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Air source heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:-2446-2891-9011-1111-1962

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: ///campers.ironclad.notice

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

Platinum Trusted Service Award 2025 feefo

The Property Ombudsman

CERTIFIED AND ACCREDITED BY propertymark