



14 Church Close
South Walsham | Norfolk | NR13 6DW

 FINE & COUNTRY

COUNTRY LIVING FLOURISHES



Within one of Norfolk's most picturesque Broadland villages sits a beautifully crafted family home where timeless design, exceptional craftsmanship, and a deeply connected lifestyle come together in perfect harmony.

Set within an exclusive close of individually designed homes, this property embraces elegant village living surrounded by countryside, wildlife, and an enduring sense of community, all within easy reach of Norwich.



KEY FEATURES

- A Modern Detached Family Home situated in the Broadland Village of South Walsham
- Four Bedrooms and Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite
- Kitchen/Breakfast Room open plan to the Garden Room
- Two Reception Rooms, a Study and Ground Floor WC
- Leafy Rear Gardens with Patio for Entertaining
- Double Garage and Plenty of Driveway Parking
- The Accommodation extends to 1,540sq.ft
- Energy Rating: D

Having been lovingly cared for by only its second owners in over 30 years, this is a home filled with warmth, celebration, and unforgettable family moments, thoughtfully enhanced with bespoke interiors, beautifully landscaped gardens, and seamless contemporary living spaces designed for modern life. The current owners have enjoyed many happy years here and say, "The house is more than just bricks & mortar to us. It is a cosy comfort blanket, the safe place for our family. As our chapter here comes to an end, our home is ready to comfort & celebrate with the next owners."

A Home Designed For Living

From the moment you step inside, the home reveals a refined yet welcoming atmosphere, where natural light, bespoke finishes, and carefully considered design create spaces equally suited to relaxed family life and sophisticated entertaining. The stunning handcrafted kitchen, individually designed by Kestrel Kitchens and finished in Farrow & Ball's Blackened, Handmade ash shaker cabinetry, selected granite worktops, an oak-topped peninsula with integrated wine cooler, and premium Neff and Bosch appliances combine beauty with practicality. The butler sink enjoys tranquil garden views, while adjoining spaces flow effortlessly for modern open-plan living. The spectacular garden room is undoubtedly one of the home's defining features and is one of the favourite rooms in the house for the current owners who say, "whatever the weather, it is lovely sitting on the sofa watching and hearing the wildlife in the garden along with the bells of the village church." Designed by an award-winning architect and constructed by local craftsmen, this light-filled sanctuary connects beautifully with the outdoors through Sunflex bi-fold doors and triple-glazed Velux roof windows. Whether enjoying morning coffee or watching the children play this is a room that captures the very essence of countryside living. Sliding glass doors allow the garden room, kitchen, and sitting room to open into one expansive entertaining space or separate for quieter evenings beside the open fire.





KEY FEATURES

The current owners say, “Many happy memories have been made & shared here with friends & family, and in the summer, opening the Bi-Fold doors to let the outside in with a floor level porcelain patio for BBQ’s and drinks in the garden is just wonderful.” Every detail has been thoughtfully upgraded in this home, from the bespoke oak staircase and custom under-stair storage to engineered oak flooring, a heritage colour palette, and uninterrupted garden views all combining to create a sophisticated yet deeply comfortable environment throughout. Elsewhere on the ground floor, a beautifully presented dining room offers an elegant setting for celebrations and gatherings, while the spacious study provides the ideal work-from-home retreat.

The Bedroom Collection

Upstairs, the sense of calm and comfort continues across four beautifully appointed bedrooms. The principal suite enjoys elevated views across the village green and gardens through a charming dormer window, creating a light and airy, peaceful and private retreat. Generous proportions allow for freestanding furniture, while the stylish en-suite features a rainfall shower and elegant contemporary finishes. The second bedroom is equally spacious and beautifully light-filled, again enjoying picturesque outlooks over the surrounding greenery. Bedrooms three and four both benefit from attractive front-facing views across neighbouring marshland and countryside beyond, offering flexibility for family life, as guest accommodation, dressing rooms, nursery, or additional home-working spaces. A beautifully maintained family bathroom serves the remaining bedrooms, while the generous loft space, extensive storage, and upgraded insulation further enhance the practicality of the home.

Gardens & Outdoor Living

The gardens have been carefully designed to provide year-round colour, privacy, and easy outdoor living. During the warmer months, bi-fold doors open onto the porcelain terrace, extending the living space outdoors for long summer lunches, evening drinks, and family celebrations beneath the Norfolk sky. The rear garden is rich with seasonal planting and wildlife, attracting an extraordinary array of birds, deer, and pheasants. Mature planting, sleeper-edged borders, and thoughtfully curated low-maintenance landscaping create a peaceful sanctuary that changes beautifully with the seasons. To the front, the property enjoys a generous driveway with parking for multiple vehicles alongside a double garage with power, lighting, and storage. The front porch’s charming climbing rose, discovered hidden beneath ivy many years ago, offers fragrant pink blooms each summer and the petals were used for the current owners wedding confetti!





























INFORMATION



On The Doorstep

Life in South Walsham offers a balance of tranquillity, community, and connectivity. Surrounded by the natural beauty of the Norfolk Broads, the village is renowned for its scenic walks, wildlife, and idyllic waterways. From paddleboarding on South Walsham Broad to countryside walks to Ranworth and Upton's popular pubs, the lifestyle here is deeply connected to nature and outdoor living. Fairhaven Woodland & Water Gardens are moments away, while nearby Acle and Wroxham provide excellent amenities, shopping, and rail connections. Despite its peaceful rural setting, the property offers excellent access to the Norfolk coastline, and major road links including the A47 and Broadland Northway and to Norwich for rail links to London.

How Far Is It To?

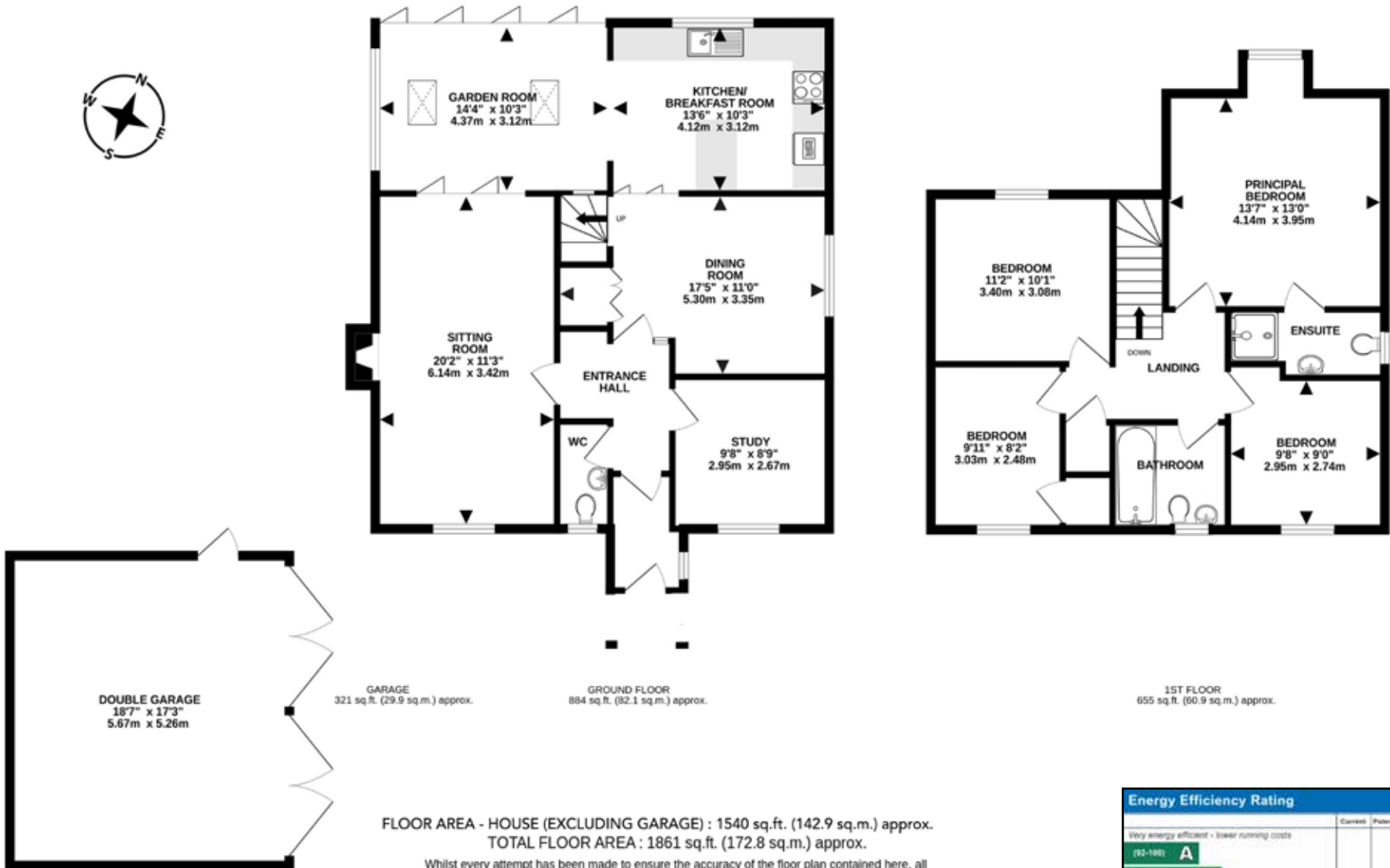
South Walsham lies in between Norwich, which is approximately 8 miles west, and Great Yarmouth, approximately 12 miles east. Norwich offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, a main line rail station with links to London Liverpool Street and an international airport, which is only 15 minutes drive away thanks to the Northern Distributor Road. There is also a selection of good schools in both the public and private sectors as well as the University of East Anglia. Great Yarmouth boasts 5 miles of sandy beaches. The sea front offers the Marina and Sea Life Centre amid a wide variety of shops and tourist attractions.

Directions

Leave Norwich via Ketts Hill and continue onto Plumstead Road and then Plumstead Road East passing through the village of Thorpe End. Continue onto Norwich Road and then Belt Road as you pass through Little Plumstead onto Panworth Road and then onto The Street. Turn right onto Church Close and the property will be clearly visible on the right hand side of the close.

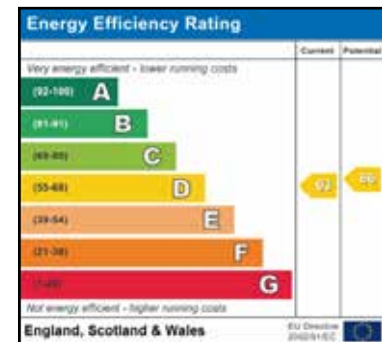
Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
Fibre to Cabinet Broadband Available - vendor uses BT
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Broadland District Council - Council Tax Band D
Freehold



FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 1540 sq.ft. (142.9 sq.m.) approx.
TOTAL FLOOR AREA : 1861 sq.ft. (172.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
Made with Metropix ©2026



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.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



follow Fine & Country Norwich on



Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

