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Churchfields

Wreningham, NR16

"A sensational five bedroom detached family home in a highly desirable south Norfolk village."





Set on the edge of the attractive and highly desirable South Norfolk village of Wreningham, this exceptional five bedroom detached home forms part of the exclusive All Saints Meadow, a carefully designed collection of just seven executive properties built by the highly regarded FW Properties. Combining elegant design with modern efficiency, the property offers generously proportioned accommodation extending to approximately 2100 sq ft, together with a notably large plot that backs onto a field.

Approached via an attractive landscaped frontage with large driveway providing parking for several vehicles and a much larger than average detached double garage, the home immediately presents an impressive first impression. Stepping inside, the entrance hall sets the tone for the rest of the property, where quality finishes and a considered layout provide both practicality and sophistication.

The ground floor has been designed with modern family living in mind. A generous dual aspect sitting room provides a wonderfully light principal reception space, while the formal dining room offers a refined setting for hosting guests. For those working from home, a dedicated office provides a quiet and practical workspace to the front.

At the heart of the home lies the spacious kitchen, enhanced with the addition of a central island that creates a natural focal point for both cooking and informal dining. The kitchen is fitted with contemporary matt finish cabinetry with soft close mechanisms, Minerva solid acrylic work surfaces, and integrated appliances including a Rangemaster cooker with induction hob, extractor hood and Neff dishwasher. Large format floor tiles and recessed lighting complete the stylish finish.

A separate utility room, fitted to complement the kitchen, provides further storage and practical space for laundry appliances, while a cloakroom completes the ground floor accommodation.

The first floor continues the home's sense of space and comfort, offering five generous double bedrooms. The principal suite, which is vaulted, enjoys stunning countryside views, discreet air conditioning and a recently upgraded en suite shower room finished to a high standard with contemporary fittings and tiling. The guest bedroom also benefits from its own en suite, while the remaining bedrooms are served by a well appointed family bathroom.

Throughout the home, the specification reflects the quality associated with FW Properties, including oak staircases and doors, polished chrome ironmongery, hardwood timber windows and underfloor heating to the ground floor powered by an efficient air source heat pump system. Bathrooms and the guest bedroom en suite are fitted with Duravit sanitaryware and Vado chrome fittings, while chrome towel radiators and recessed lighting enhance the contemporary finish.

Outside, the setting is particularly appealing. All properties within All Saints Meadow secured additional land, significantly increasing the size of the original plots and creating very generous gardens that back onto a field and enhanced further with attractive views of the village church.

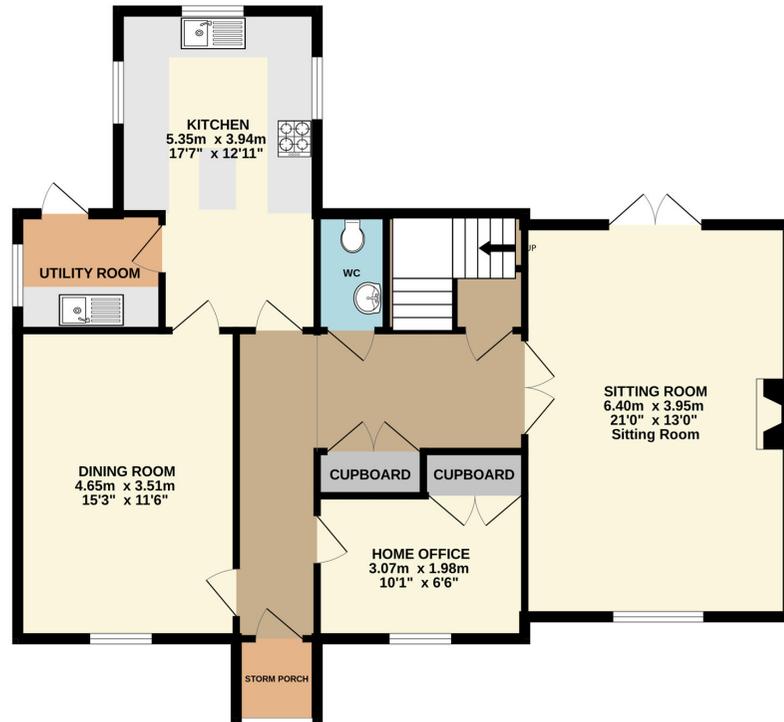
Positioned on the edge of the village, the property enjoys a semi rural feel while remaining within a short walk of the well regarded Bird In Hand public house and restaurant.

A landscaped garden, porcelain tiled terraces external lighting and a bespoke built BBQ area complete the outdoor space, providing an ideal setting for enjoying the surroundings.

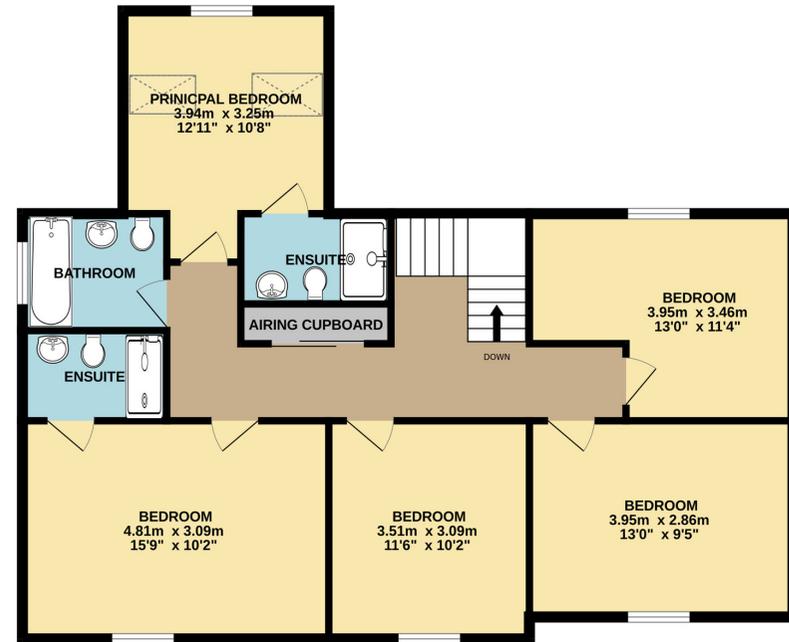




GROUND FLOOR
95.8 sq.m. (1031 sq.ft.) approx.



1ST FLOOR
95.7 sq.m. (1030 sq.ft.) approx.



TOTAL FLOOR AREA : 191.4 sq.m. (2061 sq.ft.) 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.

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Families

Wreningham has long been popular with families drawn to its rural charm, community spirit and excellent access to nearby schooling. The surrounding villages and nearby Wymondham provide a selection of well regarded primary and secondary schools, while the city of Norwich offers a number of highly respected independent options.

The generous gardens, quiet setting and open countryside surrounding All Saints Meadow make it an ideal place for children to grow up. There is an active village hall and recreation ground.

Location

Wreningham is a charming and well regarded South Norfolk village surrounded by beautiful countryside yet conveniently positioned for access to Norwich. The nearby A11 provides excellent road connections, placing the city approximately twenty minutes away, while the historic market town of Wymondham is also within easy reach.

Wymondham railway station offers regular services to Cambridge, Ipswich and London Liverpool Street, making the area appealing for those needing to commute. The wider region is also renowned for its scenic landscapes, with the North Norfolk coast accessible within around an hour's drive.

The village itself offers a strong sense of community, and the popular Bird In Hand provides a welcoming local venue for dining and socialising. For those seeking the balance of countryside living with convenient access to city facilities, Wreningham remains an outstanding choice.



Our Agent's View

"Homes within All Saints Meadow are rarely available, and it is easy to understand why. The combination of a beautifully built FW Properties house, an exceptional plot backing onto a field and an edge of village position with church views creates something rather special. The recent upgrades to the principal suite and kitchen only enhance what was already a thoughtfully designed family home."

Samuel Le Good | Partner





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Agent's Details



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