



THE STORY OF

2 Griston Road

Thompson, Norfolk

SOWERBYS



THE STORY OF

2 Griston Road

Thompson, Thetford, Norfolk
IP24 1PX

Detached Village Home

Generous Living Space

Private Gardens

Ideal for Entertaining

Light-Filled Interiors

Peaceful Rural Setting

Strong Community Feel

Countryside Walks Nearby

Easy Access to All

Close to Watton Amenities

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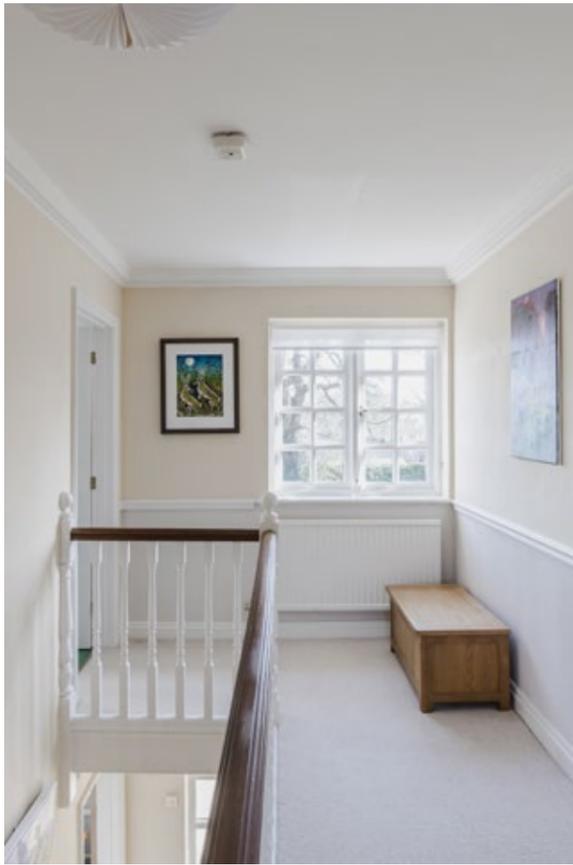
Set within one of Breckland's most popular village locations, 2 Griston Road offers practical, well-balanced living in a peaceful rural setting.

The house provides four generously sized bedrooms, making it well suited to family life or those needing additional space for guests or home working. The principal bedroom benefits from its own en-suite, adding a level of privacy and convenience.

The layout is designed for straightforward, comfortable living, with good natural light and a clear connection to the garden. Outside, the property features a spacious garden with a summer house, offering flexibility for work or leisure. The garden enjoys countryside views across the village of Thompson, near Thetford, reinforcing the sense of space and openness.

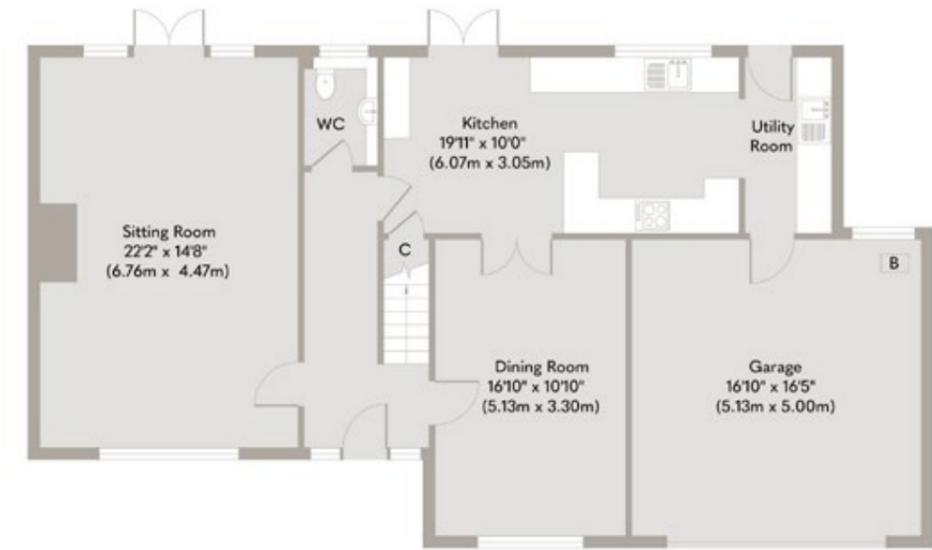
Thompson itself offers a rare blend of community and countryside, including Thompson Water and a network of rural walks and bridleways. Despite its quiet setting, the village remains conveniently positioned. Watton is a short drive away for everyday amenities, and there are straightforward routes towards Norwich and the A11 for wider travel.

Overall, 2 Griston Road combines generous proportions, a private garden setting and a well-connected village location, offering a practical and comfortable home in the Norfolk countryside.

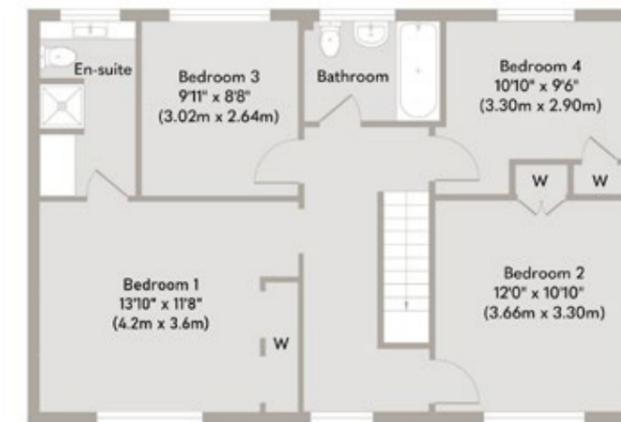


Three words to describe
the home would be
beautiful, comfortable
and light.

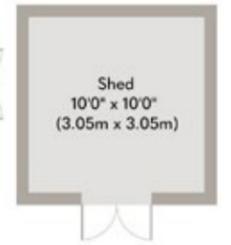




Ground Floor
Approximate Floor Area
1,194 sq. ft
(110.93 sq. m)



First Floor
Approximate Floor Area
737 sq. ft
(68.47 sq. m)



Outbuilding
Approximate Floor Area
300 sq. ft
(27.87 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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Thompson

QUIETLY RURAL,
PROUDLY NORFOLK

A picturesque village with a fair selection of amenities, Thompson now benefits from optic fibre internet connectivity. There is a well-regarded primary school in addition to the village church, public house and restaurant – The Chequers Inn - Community Hall and a Millennium Green. Throughout the year, the Community Hall organises various events and is available for private hire. The church also holds fundraising events, including the ever-popular Lavender's Lunch. For those avid runners, Thompson hosts an annual 5km and 10km run.

There are country walks nearby including Peddars Way and there is easy access to the A11/M11 where there are good links by rail and road to Cambridge and London and approximately 23 miles from Norwich.

Just three miles away is the market town of Watton, well-served by primary, junior and secondary schools, a GP clinic, dental surgery and chemist, along with a supermarket, Post Office, veterinary surgery and sports centre. Watton is a strong rural community which comes together each year for the annual Wayland Show, one of England's oldest agricultural shows. Just outside the town you'll find Loch Neaton and Wayland Wood, the site of the children's tale, Babes in the Wood, which are both lovely places to visit and the beauty of the area makes it an unmissable place to explore.

Nearby, enjoy the cycle trails at Thetford Forest, take a trip to Melsopp Farm Park, head over to Snetterton race circuit, or book a game at Richmond Park Golf Course, an 18-hole course with driving range set in 100 acres of parkland.



Note from the Vendor



“We’ve absolutely loved how peaceful and quiet it is living here.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 5339-0225-6000-0210-6296.

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: ///existence.computers.things

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SOWERBYS

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