



THE STORY OF

Meadowview

West Winch, Norfolk

SOWERBYS



THE STORY OF

Meadowview

West Winch, Norfolk
PE33 0NJ

Owners have Found an Onward
Purchase (End of Chain)

Detached Bungalow with Five Bedrooms
Extended and Comprehensively Refurbished

Principal Bedroom with En-Suite

Versatile Fifth Bedroom/Office/Snug

Sitting Room with Feature Fireplace

Dining Room with French Doors to Front Patio

Kitchen/Breakfast Room with
French Doors to Rear Garden

South-Facing Garden with Patio Area

Double Garage and Ample Off-Road Parking

SOWERBYS KING'S LYNN OFFICE

01553 766741

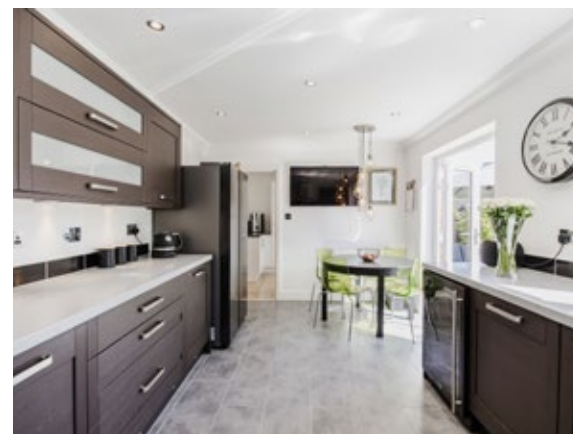
kingslynn@sowerbys.com

Positioned on the edge of the Common in West Winch, Meadowview enjoys a setting that feels quietly removed from the everyday, where the rhythm of life slows and the surrounding greenery becomes part of the backdrop. It's a location many are unaware of, lending a sense of privacy and calm, yet it remains within easy reach of everything a modern household might need.

This is a home that has been carefully shaped over time. Owned for more than 27 years, it has been extended and comprehensively refurbished, adapting as life evolved and creating a layout that offers both flexibility and comfort. The result is a generous, well-balanced home with a natural flow between its living spaces, suited equally to busy family life and more relaxed moments.

The sitting room forms a welcoming focal point, centred around a feature fireplace that brings both character and a natural place to gather. A separate dining room enjoys french doors opening onto the front patio, creating an inviting space for entertaining, while the kitchen/ breakfast room is equally well-connected, with french doors leading out to the rear patio and garden, allowing for an easy transition between indoor and outdoor living.

Elsewhere, the arrangement of rooms allows for both connection and separation, depending on the mood of the day. The property offers five bedrooms in total, the fifth being the versatile room accessed from the utility- equally suited as a bedroom, home office or snug, providing a quiet retreat away from the main living spaces when needed. Bedrooms are thoughtfully proportioned, with the principal bedroom offering a real sense of space, enhanced by a vaulted ceiling that adds light and volume, and complemented by an en-suite featuring both a separate bath and shower. The main bathroom is equally well-appointed, with a bath and over-bath shower.



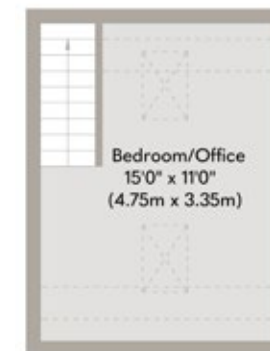


We have lived here since 1999, thoughtfully extending it over the years so it could grow with us.



Outside, the sense of space continues. A double garage is complemented by substantial off-road parking, making day-to-day life effortless for families and visitors alike. The south-facing garden has been a much-loved feature, enjoying sunlight throughout the day, with a patio area providing the perfect setting for outdoor dining or simply relaxing into the warmer months.

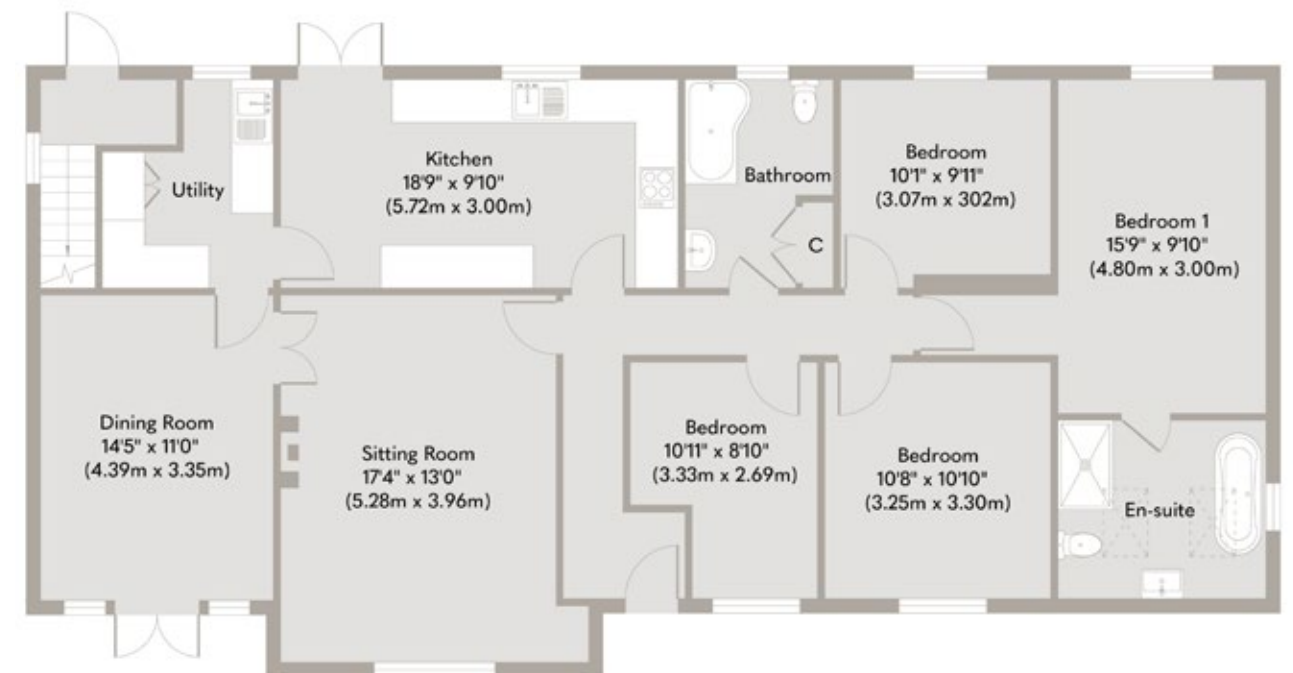
Practicality sits comfortably alongside the lifestyle on offer. A well-regarded primary school is less than a five-minute walk away, while the amenities at Hardwick are just a short drive. For those needing to travel further, nearby rail connections from King's Lynn and Watlington provide straightforward access beyond the area. Despite this convenience, the village maintains a friendly, established feel that has remained unchanged over the years.



First Floor
Approximate Floor Area
165 sq. ft
(15.32 sq. m)



Garage



Ground Floor
Approximate Floor Area
1461 sq. ft
(135.77 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.

Copyright V360 Ltd 2026 | www.houseviz.com

West Winch

WELL-LOCATED,
QUIET VILLAGE LIFE

West Winch is a few miles south of King's Lynn. The village is well-served and boasts a popular social club offering both a bar and function room and sporting facilities such as tennis courts, football pitch and bowls green. There are takeaways and a hairdressers in the village, along with a post office and store.

Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre. The town also has good schools, a swimming pool, ten-pin bowling alley, the Queen Elizabeth II Hospital and there are various supermarkets and superstores.

The Sandringham Estate is about five miles away with attractive walks through Sandringham Woods. Slightly further away is the north west Norfolk Coastline with its beautiful long, sandy beaches. For the golfer there are courses in King's Lynn and Middleton, and on the coast there are the challenging links courses of Hunstanton Golf Club and The Royal and West Norfolk Golf Club at Brancaster.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route.



Note from the Vendor



“We love the back garden on a sunny day - it's a real sun trap!”



SERVICES CONNECTED

Mains water electricity and drainage. Gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 6736-5724-3600-0053-1226

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: ///player.acting.sector

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

