



**Oakwood Manor,  
East Harling,  
Norfolk.**

**DAVID  
BURR**



# Oakwood Manor, West Harling Road, East Harling, NR16 2SQ

Oakwood Manor enjoys a particularly attractive position on the edge of East Harling, a well-regarded Norfolk village known for its strong sense of community and excellent local amenities. Surrounded by open countryside, the setting offers a wonderful balance of privacy, greenery and everyday convenience, making it ideal for families seeking a more relaxed pace of life. East Harling itself provides a range of amenities including a village shop, café, primary school, doctors' surgery and traditional pub, while more extensive facilities can be found in nearby market towns. The area is also well placed for access to highly regarded schooling, both state and independent. Despite its peaceful, semi-rural feel, the property is exceptionally well connected. There is straightforward road access to Norwich and Cambridge, both offering a wide range of shopping, dining and cultural amenities. For commuters, mainline rail services from nearby stations provide direct routes to London, making this an excellent choice for those balancing country living with city access. The surrounding countryside offers endless opportunities for walking, cycling and outdoor pursuits, further enhancing the lifestyle appeal of this superb location.

A substantial and beautifully appointed family home set within private gated grounds, featuring a stunning open-plan living space, annexe and superb outdoor setting. Set behind electric gates and approached via a sweeping carriage driveway with central turning circle, Oakwood Manor immediately establishes a sense of arrival, privacy and understated luxury.

## **Extending to over 6,300 sq ft, this exceptional residence has been thoughtfully designed for modern family life—combining elegant proportions, high-quality finishes and superb versatility.**

### **A Home Built Around Family Life**

At the heart of the home lies a stunning open-plan kitchen, breakfast and garden room—a beautifully light-filled space where everyday life naturally unfolds.

With a large central island, bespoke cabinetry and seamless access to the gardens, it is perfectly suited to both busy family mornings and relaxed entertaining. Underfloor heating throughout the ground floor adds an extra layer of comfort and refinement.

A range of reception rooms provide flexibility for a growing family:

- Generous living room for relaxed evenings
- Elegant dining room for formal occasions
- Separate study ideal for home working
- Cosy reading room for quieter moments
- Dedicated games room—perfect for children and teenagers

### **A Striking First Impression**

The sense of scale is immediately apparent on entering.

A wide entrance hall leads through to an impressive galleried landing, creating a wonderful feeling of space and light. A standout architectural feature is the elegant bifurcated staircase, rising and dividing in two directions—both practical and visually striking.

### **Room for Everyone**

Upstairs, the accommodation continues to impress.

The **principal suite** offers a luxurious private retreat with dressing area and en suite, while additional bedrooms are all generously proportioned, several with their own en suites—ideal for family and guests alike.

### **Annexe Accommodation – Flexibility & Independence**

Positioned above the garage, a well-appointed self-contained annexe provides excellent additional accommodation, comprising a large bedroom and bathroom.

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Ideal for multi-generational living, independent teenagers, guests or home working, this space adds valuable flexibility to the home.

## Elevated Outdoor Living

A particular highlight is the expansive first-floor sun terrace, offering ample space for multiple loungers and seating areas, perfect for enjoying long summer days in complete privacy. The gardens are equally impressive, with expansive lawns, mature planting and a large terrace ideal for outdoor dining and entertaining, all enclosed to create a safe and peaceful environment.

## Practicality Meets Prestige

- Substantial quadruple garage with annexe above
- Extensive parking via the sweeping in-and-out driveway
- Well-designed utility and storage spaces

Every detail has been carefully considered to support modern family living.

**SERVICES:** Main water and electricity and private drainage. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Mid Suffolk District Council – G

**EPC RATING:** D

**BROADBAND AND MOBILE:** Please see our website and Ofcom.org.uk for further details

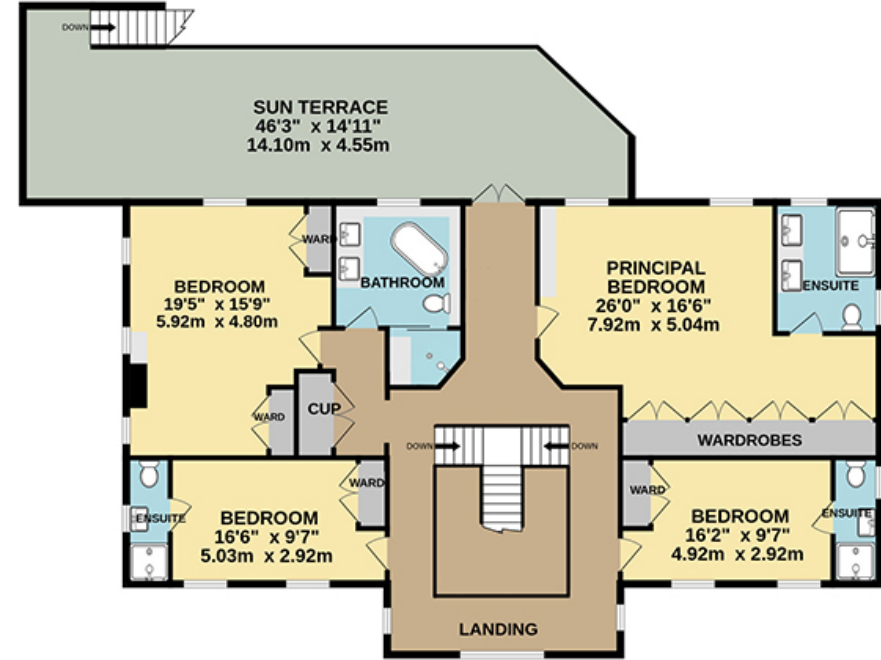
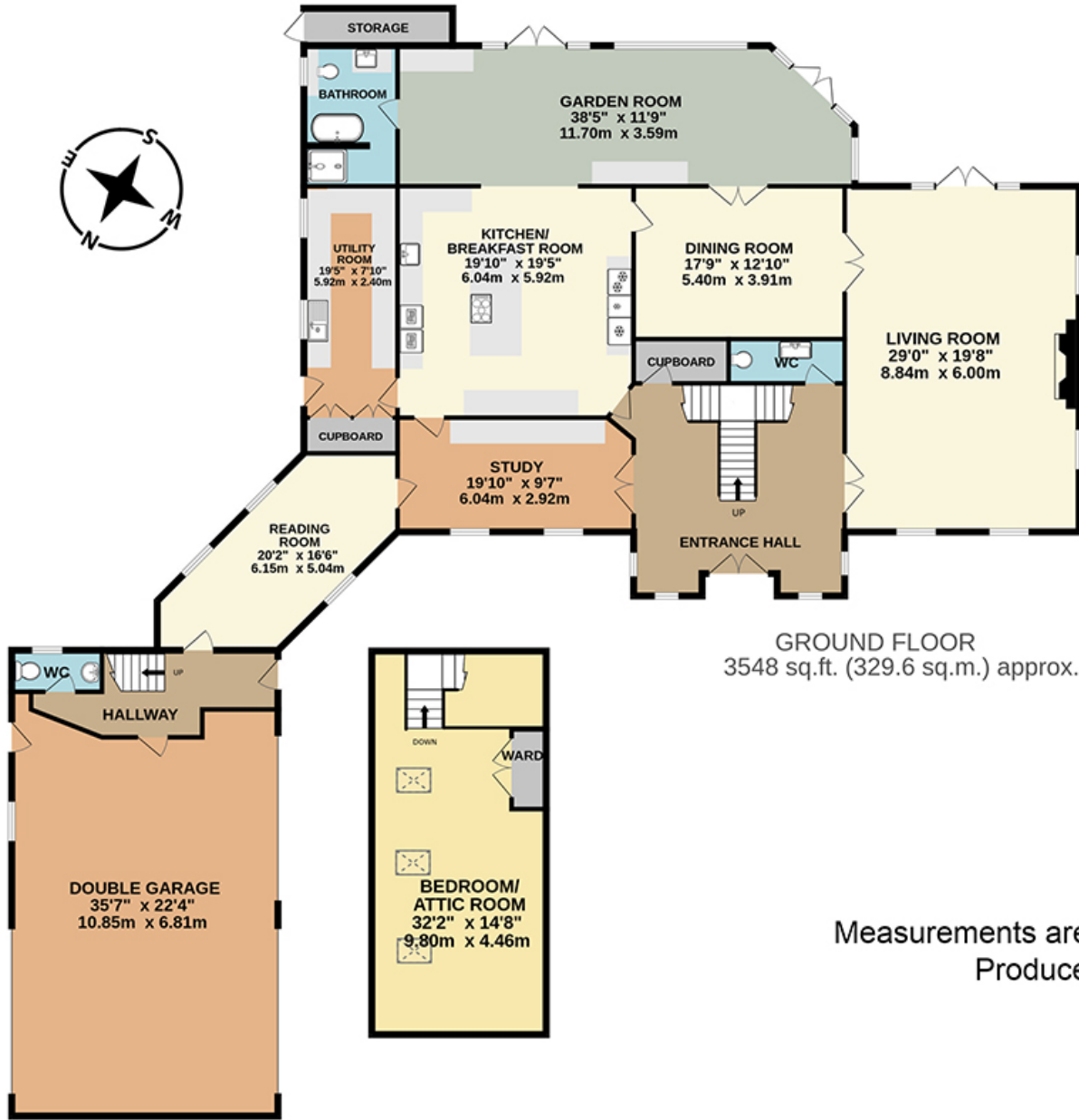
**LOCAL AUTHORITY:** Breckland Council, Breckland House, St Nicholas Street, Thetford, IP24 1BT (01842 755721).

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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**TOTAL FLOOR AREA (approx.)**  
6321 sq.ft (587.2 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.  
Produced by HomeSight Studios for David Burr Estate Agent.





