



THE STORY OF

Meadow View

Griston, Norfolk

SOWERBYS



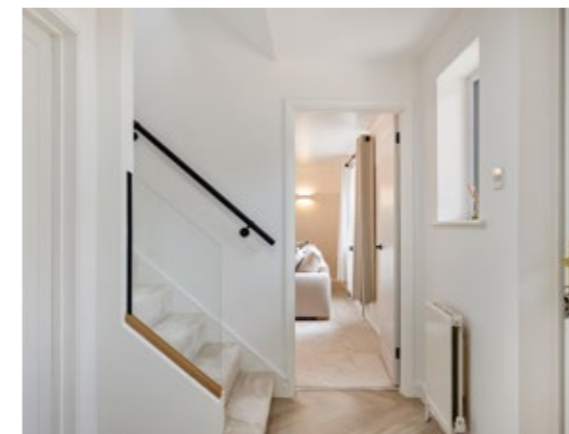
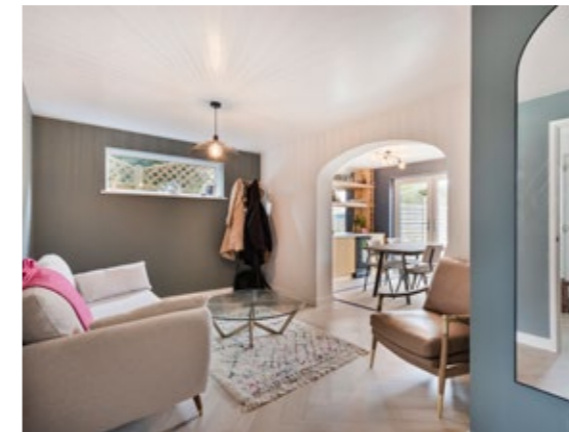
THE STORY OF

Meadow View

Griston, Norfolk
IP25 6QA

Modernised and Updated Throughout
Multiple Reception Spaces
Stylish Kitchen with Integrated Appliances
Five Bedrooms, Four which are
Doubles and a Study
Detached Double Garage, Off Road
Parking and EV Car Charging Point
Tucked Away off Main Road
Easy Access to Watton and
Attleborough Town Centre
Spacious, Dual Aspect Sitting Room
with Feature Log Burner
Solar Panels

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Meadow View is a modernised and carefully improved detached home, set within a quiet and tucked-away position in the village of Griston. The location offers a balance that is often hard to find - peaceful surroundings without isolation - while remaining within easy reach of everyday amenities in Watton and Attleborough, both of which provide supermarkets, schooling, and transport connections.

The property has been updated throughout with a focus on creating a practical, flexible home suited to modern living. The layout has a natural flow, with multiple reception spaces that allow the house to adapt easily depending on lifestyle. Whether used for family living, entertaining, or working from home, the arrangement avoids compromise by offering clearly defined yet well-connected areas.

A standout feature is the main sitting room, which is both spacious and dual aspect, allowing light to move through the space across the day. The inclusion of a log burner adds a functional focal point, making it a comfortable room year-round and particularly suited to quieter evenings or colder months. Additional reception areas provide further flexibility, offering options for a snug, dining space, or playroom without placing pressure on any one room to serve multiple purposes.

The kitchen has been designed with everyday use in mind, combining clean, modern styling with integrated appliances and practical workspace. It is well-positioned within the house, connecting easily to the surrounding rooms, which makes it equally suited to routine use and hosting. There is a clear sense that the layout has been arranged to support how people actually live, rather than prioritising open-plan space at the expense of usability.

Upstairs, the accommodation continues to reflect this balance of space and function. There are four double bedrooms, along with a separate study that offers flexibility as a fifth bedroom if required. This makes the property particularly well-suited to larger families or those needing dedicated home working space. The second bedroom benefits from an en-suite, while the remaining bedrooms are served by a well-appointed family bathroom.



The overall floor area of approximately 2,100 sq. ft. across both levels gives the house a sense of space without feeling excessive, and the layout ensures that this space is used efficiently. Storage has also been considered, with additional cupboards and practical areas such as the utility room helping to keep the main living spaces uncluttered.

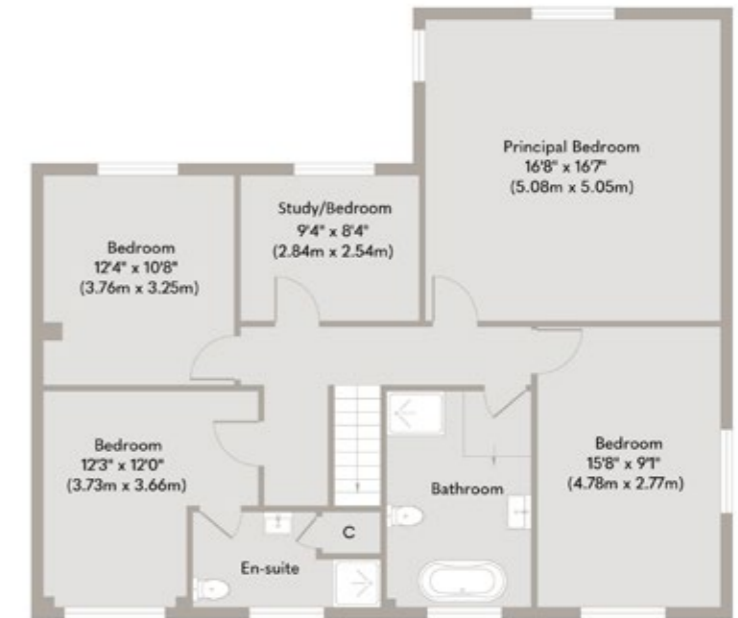


Externally, Meadow View continues to impress. The detached double garage provides secure parking or additional storage, with a useful loft space above offering further versatility. While currently accessed via a ladder, this upper area presents excellent potential for a range of uses (stpp). The plot itself enjoys a tucked-away position, set back from the main road, enhancing the sense of privacy and tranquillity. Situated within the village, it offers an ideal balance for those seeking a more relaxed pace of life, while still retaining convenient access to nearby towns for commuting and everyday amenities.

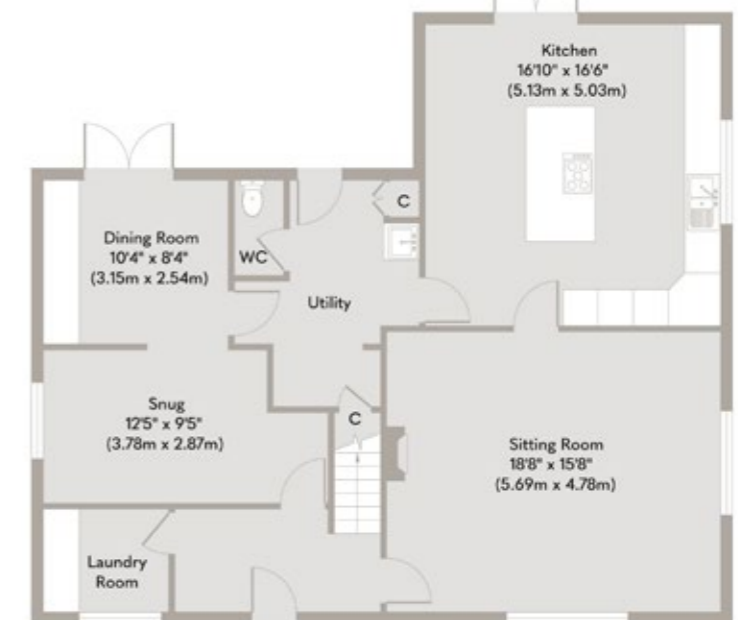
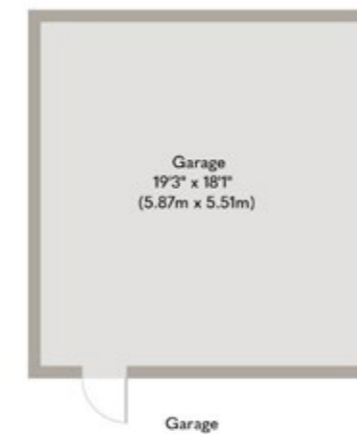


Overall, Meadow View offers a well-rounded package: a modernised, spacious home with flexible accommodation, a strong village setting, and practical features that support day-to-day living. It is a property that will suit a range of buyers, from families looking for long-term space to those seeking a quieter location without losing accessibility.





First Floor
Approximate Floor Area
1057 sq. ft
(98.17 sq. m)



Ground Floor
Approximate Floor Area
1057 sq. ft
(98.17 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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Griston

PEACEFUL RURAL VILLAGE NEAR WATTON

Griston, a charming village set within the Breckland district of Norfolk, offers a peaceful rural lifestyle surrounded by open countryside and farmland. Known for its strong sense of community and idyllic setting, Griston is perfect for those seeking a quieter pace of life while remaining within easy reach of nearby market towns.

At the heart of the village is the welcoming The Waggon & Horses, a much-loved local pub serving traditional fare and acting as a social hub for residents. The village also benefits from a primary school, village hall, and church, all contributing to its close-knit and friendly atmosphere.

Just a short drive away, the bustling market town of Watton provides a wider range of everyday amenities, including supermarkets, healthcare facilities, schools, and leisure options. The town also hosts the renowned Wayland Show, a longstanding local tradition celebrating the area's agricultural heritage.

Surrounded by scenic countryside, Griston is ideally positioned for outdoor pursuits. Nearby Wayland Wood offers beautiful walking routes steeped in folklore, while Thetford Forest provides miles of cycling trails, walking paths, and family-friendly activities. For those who enjoy golf, Richmond Park Golf Club presents an attractive 18-hole course set within picturesque parkland.

With its blend of rural charm, community spirit, and access to both amenities and nature, Griston stands out as a delightful Norfolk village, ideal for those looking to embrace countryside living without feeling remote.



Note from the Vendor



“Our home is spacious, happy and welcoming. The snug /bar area is perfect for family BBQs, especially with the patio doors open.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:- 9836-0325-1600-0522-2292.

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: ///intruding.format.hops

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

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