



Woodleigh House
Norwich Road | Necton | Norfolk | PE37 8DQ

 FINE & COUNTRY

FEAST FOR THE SENSES



“With eye-catching panoramic views in every direction and the sound of birdsong when you’re out in the garden. A two-acre plot where you can keep chickens, grow your own tasty fresh produce and scent the air with summer flowers, plus a bright and well-proportioned home with a welcoming ambience.

This is a highly unusual and very desirable property indeed!”



KEY FEATURES

- A Handsome Property in an Unrivalled Fabulous Location with Panoramic Field Views
- Five Bedrooms, Family Bathroom and Four En-Suites
- Three Generous Reception Rooms
- Kitchen with Central Island and Separate Utility Room
- Large Attached Garaging with Storage Facility providing Potential for Conversion to Annexe/ Holiday Let, Games Room or Office
- Long Drive Approach with Gated CCTV and Plenty of Parking
- The Grounds extend to around 2 acres (stms) with a Woodland Area and are Surrounded by Open Farmland
- The Property including Garaging extends to 4,400sq.ft
- Energy Rating: C

As you head up the drive and leave the outside world behind, it's clear this home enjoys a superb setting. Tucked away well back from the road, with open farmland in every direction, you feel as though you're in the middle of nowhere, despite being just a couple of minutes from a village and a town. Nestled comfortably in two acres of grounds, the large, family property offers a huge amount of space and versatility. You have seclusion without isolation – the perfect way to enjoy country living!

Connected To The Countryside

It comes as no surprise to learn that the owner of this fabulous home initially fell in love with the location. She grew up in the countryside and loved the connection you have here with the natural world, watching the changing seasons over the surrounding farmland, seeing owls and birds of prey, enjoying magnificent sunrises and sunsets and so much more. It really does feel like you're in your own world here and it's also reassuringly secure, with commercial grade CCTV, electric gates on the drive and animal-proof fencing around the whole plot. The property is also well positioned for country walks, grabbing a coffee in the village, walking the dog in Thetford Forest and more. You have easy access to Swaffham, Dereham, Kings Lynn and Norwich itself.

Ready And Waiting

The owner had originally intended to make this her forever home, so all the works she has done have been carried out to an exacting standard using high quality materials. She now has to relocate for work and you can benefit from all her improvements – there's a new boiler and heating system, the electric gates are a recent addition and were bespoke, four of the bathrooms have been fully renovated and upgraded, there are new carpets throughout the house, and more. With three well-proportioned and light receptions, five bedrooms and five bathrooms, there's plenty of flexibility here and lots of space to host a crowd in comfort.





KEY FEATURES

Family Friendly At Every Stage

It's a house that feels instantly comfortable – you feel you can kick your shoes off and unwind on the sofa, chat over a coffee at the kitchen island, enjoy family games or movie nights together. It's also a property that works well for every stage of family life, with enough rooms that you can have a playroom for little ones, play hide and seek in the woods, make use of the pretty treehouse and more. As they grow older, they can attend the popular primary school in neighbouring Necton. As teenagers they can take as long as they want in the shower because they have their own en-suites, and proximity to the A47 means it's easy to get to Swaffham, Necton or Norwich to visit friends or grab a bite to eat. Equally, if you're looking for a place where three generations can comfortably live alongside one another, this will fit the bill with a ground floor bedroom suite and a utility room that could easily be made into a kitchen.

Further Potential

The property has a good selection of garaging and workshop space attached to the house and ripe for conversion. The owner had planned to develop the space into an art studio and somewhere she could run retreats. It could be a holiday let or annexe, a games room, or business premises, subject to planning permission. There's also a power supply and water fed to the woodland area, as previous owners considered having a cabin there, which is another option.



















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TOY

Alphabet

Aa	Bb	Cc
Dd	Ee	Ff
Gg	Hh	Ii
Jj	Kk	Ll
Mm	Nn	Oo
Pp	Qq	Rr
Ss	Tt	Vv
Ww	Xx	Yy
Zz		















INFORMATION



On The Doorstep

Necton is a village situated on a turning off the A47 main road between Swaffham and East Dereham in the Breckland district of mid-Norfolk. There are amenities in Necton which include a post office and shop, a butcher's shop, a pub and a twenty-four hour garage with a supermarket attached, plus a Costa drive-through for that early morning pickup. When further amenities are required, the market town of Swaffham is just ten minutes' drive away with a good range of local facilities and shops including a Waitrose supermarket. Necton is also well served by bus routes to Swaffham, Watton, King's Lynn, and Norwich.

How Far Is It To?

The property is conveniently located for Norwich, King's Lynn and Swaffham via the A47, with a regular bus service every half an hour to Norwich and King's Lynn from the main road. There is also a bus service that passes through the village between Dereham and Watton. Lying 25 miles to the east, the cathedral city of Norwich offers a comprehensive range of shopping and leisure facilities as well as its International Airport. Thetford Forest can be found to the south with its many nature walks and bicycle trails whilst the celebrated North Norfolk coast with its charming villages and sandy beaches can be found 40 minutes north by car. Stansted Airport is just over 70 miles by road where connections to all major European destinations can be accessed. Further facilities can be found at Downham Market 18 miles, which also has an excellent railway link to London Kings Cross with a fastest journey time of 1 hour 30 minutes.

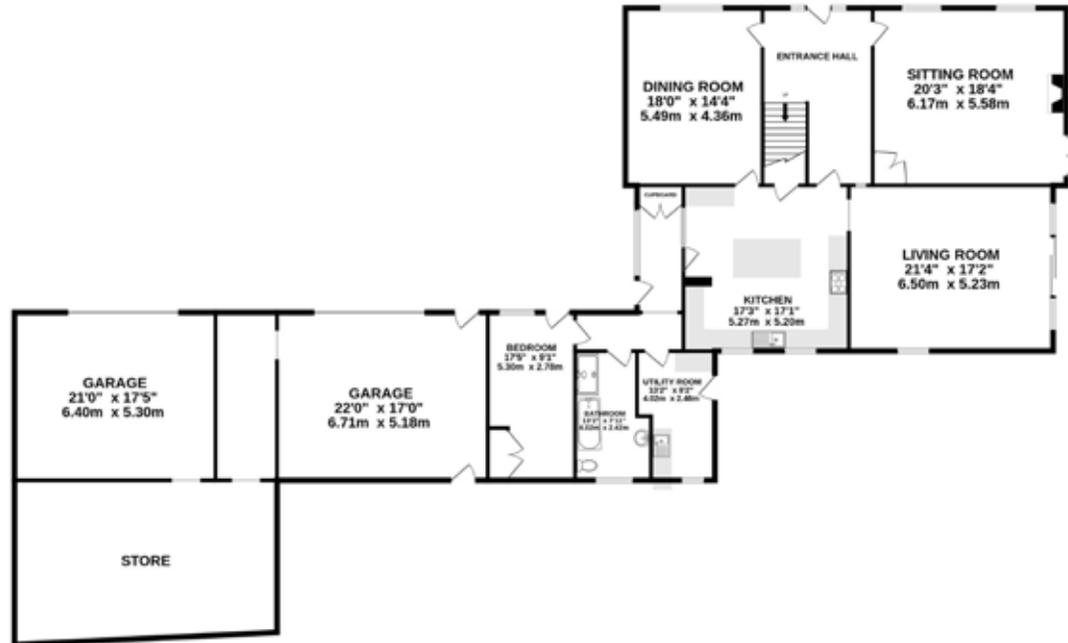
Directions

From Fakenham, take the A1065 south towards Swaffham. At Swaffham, join the A47 eastbound towards Dereham. After approximately four miles, take the turning signposted Necton. Take a lane on the left hand side and follow the lane around a couple of left hand bends and then you will see the long drive approach to Woodleigh House in front of you.

Services, District Council and Tenure

Oil Central Heating, Solar Panels, Mains Water, Private Drainage via Septic Tank
ADSL Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Breckland District Council - Council Tax Band E
Freehold

GROUND FLOOR
3271 sq.ft. (303.9 sq.m.) approx.



1ST FLOOR
1129 sq.ft. (104.8 sq.m.) approx.



TOTAL FLOOR AREA: 4400 sq.ft. (408.7 sq.m.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lowest running costs		
A (92-100)		
B (81-91)		
C (69-80)		72
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC.UK.COM		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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