



Reedham Old Hall
2 Church Road | Reedham | Norfolk | NR13 3TZ

 FINE & COUNTRY

AN AIR OF ELEGANCE



“Georgian properties are known for their good looks, wonderful proportions, light and airy rooms and for their charming character features – and this home boasts all of these and more. With tennis court and swimming pool included in around 2 acres of grounds, with a further coach house and additional land of around 8 acres beyond the main garden and decking area by separate negotiation. All set within a vibrant riverside village with a thriving community and excellent transport links, you really couldn’t ask for more!”



KEY FEATURES

- A Substantial Georgian Property in the Riverside Village of Reedham
- Seven Bedrooms and Four Bath/Shower Rooms
- Principal Bedroom with Large En-Suite showcasing a Roll Top Bath, Shower and Fireplace
- The Guest Bedroom benefits from an En-Suite and a Dressing Room
- Sitting/Dining Room and a Family Room plus a Cellar
- Kitchen/Breakfast Room with Seating Area, Separate Utility & Boot Room
- The Extensive Outbuildings include a Stable Block with Clock Tower that has Previously had Planning Permission for Conversion
- Double Garage, Single Garage, Large Woodshed housing the Pump Room for the Pool and a Further Barn
- The Grounds extend to around 2 acres and include a Pretty Walled Garden, Hard Tennis Court and Heated Outdoor Swimming Pool with Decking Area
- The Accommodation extends to 5,138 sq.ft
- Energy Rating: E

You could soon be living the dream at this enormously impressive home. With over 5,000 sq. ft. of accommodation, plus further potential in the outbuildings, a hard tennis court, stunning outdoor pool and over 10 acres altogether in the plot, 2 acres come with the house and the further 8 acres are available via separate negotiation, it stands out from the crowd for all the right reasons. It's found in a desirable Broadland village with a train station linking you to Norwich, recently named the best city to live in by The Sunday Times.

A Colourful History

The house was built in 1776 on the site of a much older property that burned down in the 14th century, and the cellar most likely dates from that earlier property. This may have been the site of King Edmund's hunting lodge and it once housed a branch of the Chipperfield circus, with at least one elephant in the yard! It's also been a training school for housemaids and other servants, so it's a place that's seen a lot over the centuries. In more recent years it's been a very happy family home and the owners raised their children here. The family were drawn to the amount of space on offer, and to the land, moving up from London in search of a healthier, outdoors lifestyle. The beauty and serenity of the house also appealed – it's a place where you can relax and one where you can make memories together.





KEY FEATURES

Meeting Every Need

During their years here, the owners have made a number of improvements to the house, including new woodburners and en-suite bathrooms, opening up to create a large family bathroom, installing an Aga, redecorating throughout and more. They have preserved all the beautiful character features, including a magnificent staircase, original fireplaces and coving, and the house has the wonderful proportions, light rooms and high ceilings of the Georgian era, so it's a joy to spend time here and a feast for the eyes. It's been the setting for many birthday and Christmas celebrations, summer parties and countless other gatherings. It really is the perfect house for a large family and for social occasions, with large rooms where everyone can gather and enough space for people to spread out and do their own thing. The accommodation is flexible and spread over three floors, so the house adapts as your children grow and the family's needs change.

Fresh Air And Freedom

There's plenty of scope to grow your own, keep chickens, have a climbing frame, football goals, or anything else that takes your fancy! The owners' children loved the pool and tennis court growing up – and it won't come as a surprise to find out that these were also popular with friends! The owners have built a large decked area next to the pool for social occasions and have upgraded the pool, installing an air source heat pump for efficiency. The original walled garden is very pretty, and across the plot there's colour and interest to enjoy throughout the year, starting with daffodils heralding the arrival of spring. There's garaging for two cars and plenty of parking, and there's also scope to add your own stamp to the property – the old clock tower has formerly been granted planning permission for conversion to a four-bedroom property and this could be reinstated. It's lovely and quiet at the house and in the garden because the property sits on a no through lane, so there's very little passing traffic. Although it's peaceful, you're very much a part of the village community here, with a popular primary school, excellent deli, pubs, village hall and more. It's a desirable village and the appeal is clear – you have the river and countryside that attracts summer holidaymakers, but you also have a year-round community where you can put down roots. The village also offers excellent transport links. The station takes you into the historic, cultural and vibrant city of Norwich in just 20 minutes, and also offers travel to Great Yarmouth and Lowestoft, while proximity to the A47 and to Reedham Ferry makes car travel a doddle.













































INFORMATION



On The Doorstep

The village has a train station taking you to Lowestoft or Norwich in 20 mins, with a connecting train from Norwich taking you on to London in 90mins. There is also a bus service to Great Yarmouth. Reedham has a primary school, 3 pubs, a unique chain link ferry which provides access to Suffolk, a farm shop and restaurant and a post office with tearoom attached. The secondary school can be found at nearby Acle, which also provides a train station, supermarkets, shops, pubs, restaurants, a medical centre, post office, library and a weekly market (visit www.acle-village.info for more information).

How Far Is It To?

Reedham lies between Norwich, which is approximately 15 miles west, and Great Yarmouth, approximately 12 miles east. Norwich offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, a main line rail station with links to London Liverpool Street and an international airport. There is also a selection of good schools in both the public and private sectors as well as the University of East Anglia. On the other hand, Great Yarmouth boasts 5 miles of sandy beaches. The sea front offers the Marina and Sea Life Centre amid a wide variety of shops and tourist attractions.

Directions

Head out of Norwich on the Yarmouth Road/A1042. At the Postwick Interchange take the 3rd exit and stay on Yarmouth Road/A1042. Continue to follow the A1042 which then turns right and becomes Church Road. Turn left onto Brundall Low Road and follow the road through the village of Brundall onto Strumpshaw Road. Continue onto Norwich Road and then turn right onto Freethorpe Road, left onto Hall Road. Turn right at the first cross street onto Halvergate Road and continue onto Church Road, where the driveway will be found on the left hand side clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
Broadband Available - vendor uses BT
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Broadland District Council - Council Tax Band G
Freehold

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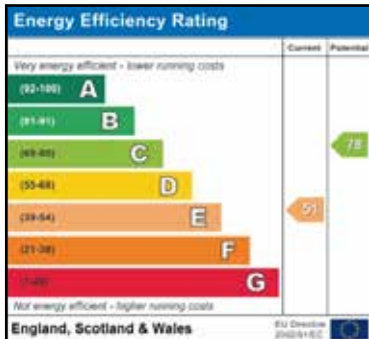
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FLOOR AREA - HOUSE (EXCLUDING ALL OUTBUILDINGS) : 5138.5 sq.ft. (477.4 sq.m.) approx.
 TOTAL FLOOR AREA : 8059 sq.ft. (748.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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For a free valuation, contact the numbers listed on the brochure.





FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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