



St. Georges | Wicklewood, Wymondham | NR18 9PD

Asking Price £450,000

twgaze

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A prestigious three/four-bedroom Georgian-style townhouse, set within the exclusive St George's development in the highly sought-after village of Wicklewood. Surrounded by approximately five acres of beautifully communal grounds, residents enjoy access to an impressive swimming pool and tennis court. An exceptional opportunity to enjoy elegant living in a private and desirable setting.

- Town house in Grade II listed conversion
- Set within an exclusive former Hospital
- Residents leisure facilities, including swimming pool, jacuzzi, sauna and tennis court
- Elegant Georgian inspired rooms
- Three/four bedroom conversion
- Approximately five acres of well maintained communal grounds
- Impressive sitting room with mezzanine and large sash windows
- *Offered with no chain*

Location

St George's lies on the edge of the village of Wicklewood, surrounded by open countryside and yet is just minutes from the historic and vibrant market town of Wymondham which has a train station on the Norwich to Cambridge main line, with regular commuter connections on to London Kings Cross. The town itself has highly regarded schooling at the High Academy and Wymondham College, an excellent range of shopping facilities, both small independents and national chains such as Waitrose and Morrisons stores, a weekly market and monthly farmers market. The A11 trunk road provides direct access into the city of Norwich lying 9 miles away and is dualled to enable swifter access to such destinations as Cambridge, Stansted airport and London itself in around 2 hours. A wonderful country property with easy access to the wider world.





The Property

This handsome Georgian townhouse offers elegant and versatile accommodation arranged over four floors, with beautiful countryside views and a wealth of period character. An exceptional three/four bedroom home presenting a rare opportunity to acquire a property of considerable charm and individuality. The accommodation is both spacious and adaptable, with well proportioned rooms and a number of distinctive architectural features. A welcoming entrance hall leads into the principal living accommodation, with the elegant sitting room forming the heart of the house. Four striking near floor-to-ceiling sash window flood the room with natural light, while the mezzanine level adds a versatile dimension to the space. The kitchen is well placed for everyday living and entertaining, with a cloakroom completing the ground floor. On the first floor is the versatile mezzanine room, currently used as a bedroom but equally suited as a snug, study, or additional reception space. The room has enjoyed a variety of uses over the years, reflecting the flexibility of the accommodation. A family bathroom is also located on this floor. The second floor provides a generous landing, currently arranged as a dressing area with fitted wardrobes, leading to the bedrooms. The principal bedroom enjoys wonderful views over the surrounding countryside and has the added benefit of an en-suite shower room. A further loft room occupies the top floor, providing valuable additional space and offering considerable scope for a variety of uses, subject to any necessary consents. The combination of Georgian architecture, generous proportions, versatile accommodation and far reaching countryside views makes this a particularly special home, offering an elegant and flexible lifestyle in a highly appealing setting.

Outside

The beautifully maintained grounds are a particular highlight of this exceptional property, which is set within approximately five acres of attractive communal gardens. Residents have access to an excellent range of leisure facilities, including a communal swimming pool with jacuzzi and sauna, together with two changing areas and showers. For those who enjoy an active lifestyle, there is also a tennis court, ideal for an afternoon game, while ample parking is provided for residents and their guests. Completing the outside amenities is a brick-built garage, offering useful additional storage and parking.

Services: Mains electricity,

How to get there: What3words: [///soaks.typified.purse](#)

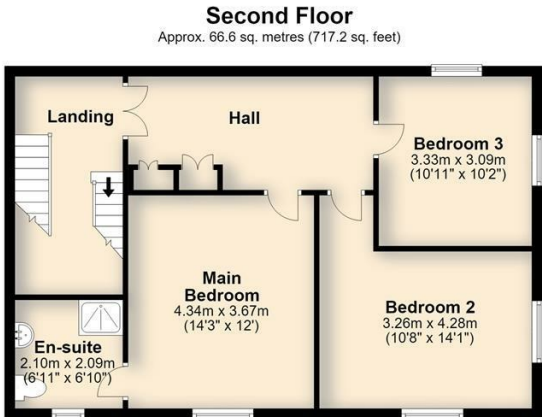
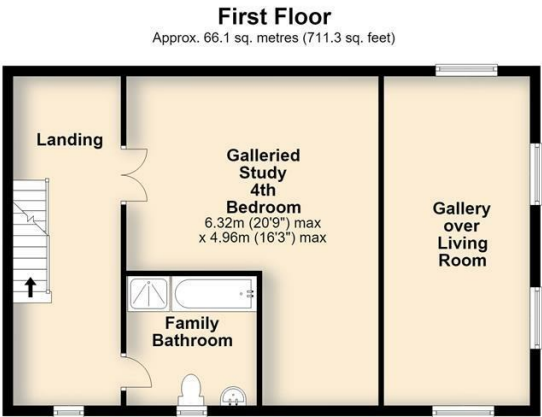
Viewing: By appointment with TW Gaze

Freehold: Council Tax: D

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20314



Total area: approx. 213.3 sq. metres (2295.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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