



30 Charles Close  
Wroxham | Norfolk | NR12 8TU

 FINE & COUNTRY

# BEST OF THE BROADS



“Whether it’s heading out on the water or a drink at the yacht club, lunch by the river or hopping on the train to Norwich for a trip to the theatre or relaxing in your sunny garden. Unwinding in the hot tub under the stars, or firing up the barbecue and hosting family and friends, this is a home where the lifestyle is one to embrace and enjoy!”



# KEY FEATURES

- A Wonderful Detached Family Home with Annexe Potential in the Broads Village of Wroxham
- Seven Bedrooms, Family Bathroom and Two En-Suites
- Kitchen/Breakfast Room with Separate Utility and Ground Floor Shower Room
- Three Reception Rooms plus a Study and a Conservatory
- Sweeping Carriage Driveway leading to a Double Garage provides Plenty of Parking
- Enclosed Landscaped Gardens with a Patio and Covered Terrace plus a Greenhouse and Workshop
- The Accommodation extends to 3,630sq.ft
- Energy Rating: C

Whether you're looking for the perfect place to raise your family, a home where you can entertain visiting grandchildren, somewhere with an annexe for multi-generational living, hobby space or office space, you have it all and more right here. All in a very prestigious location, set within a conservation area on one of the village's most desirable roads.

## Conservation And Connection

Wroxham is affectionately known as the Capital of the Broads and this property can be found just off The Avenues, in the most desirable part of the village. The close sits in a conservation area that was originally part of the parkland surrounding the former Wroxham House. It's a beautifully leafy, peaceful area dotted with mature trees and home to abundant wildlife. It's also a short walk to amenities and sits in the heart of a welcoming community, but more on that later. The current owners of the property were returning to the area from overseas and looking for a home in which to raise their three young children and two dogs. This offered all the space they were looking for, in a convenient yet safe location, and has been a much-loved family home with plenty to recommend it. It's the kind of place where you walk in and straight away find yourself start to relax. You have room for multi-generational living or for a large family and everyone has the space to spread out and do their own thing without getting under each other's feet. You also have good size rooms and an effortless flow for entertaining.

## A Superlative Flexible Family Home

As soon as you turn into Charles Close, you get a sense of how special this area is. The homes are well spaced out in generous plots and offer a high degree of privacy. This particular property stands proudly facing the east, with a carriage driveway offering plenty of parking, in addition to the double garage. Hedging screens the house from passers-by so you'll need to come and take a look inside to get the full story. On the ground floor, in the main part of the house, you have a study nicely tucked away to the front, ideal if you receive clients for work, with a formal dining room also at the front.





# KEY FEATURES

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There's a beautifully proportioned sitting room behind this, double doors leading out to an undercover entertaining area and framing views down the garden to the west. The kitchen breakfast room sits in the centre of the home and is a magnificent room, another set of double doors leading to the conservatory beyond, so you can open up the space when entertaining. It's easy to see how well this works for day-to-day family life too. A separate shower room and utility room complete the original part of the ground floor, then you move into a very large sitting room with a stylish contemporary log burner in one corner and a useful kitchenette at the end. This is part of the potential annexe, which is ideal for older children, or for an older relative living semi-independently. Upstairs over this sitting room you have two double bedrooms and a cloakroom. Up the main stairs in the original part of the house are five bedrooms, two of which are en-suite.

## Spoilt For Choice

Step outside and you'll love the sunny, west-facing garden. Totally private and completely enclosed, it's very safe for children and dogs alike. The owners' boys play football and cricket on the lawn, and there's an undercover area for outdoor entertaining and al fresco dining, as well as space for a hot tub. A large storage shed or workshop can be found to the end of the garden, tucked away around a corner. It's surprisingly peaceful out here as this is such a lovely quiet area with lots of wildlife, which belies the convenience of the location. Head down the road on foot in one direction and you can be at Wroxham Broad in just a few minutes to feed the ducks, head out on a kayak or set sail from the yacht club. In a different direction you can walk into the heart of the village to visit one of the many eateries, walk by the river, shop at the largest village store in the world, Roy's, and much more. There are community centres in Wroxham and neighbouring Hoveton, a primary school and high school, train station, library, GP surgery, football club and many other amenities – you have everything you need a short stroll from your front door, as well as regular bus services into Norwich. There's a strong sense of community among residents here, with plenty of hobby and leisure groups, activities and clubs for kids of all ages, and regular events that bring the neighbourhood together.

































# INFORMATION

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## On The Doorstep

Wroxham has an excellent range of facilities, including shops, cafe's, post office, doctor's surgery and schools. Wroxham is situated in the heart of the Broads National Park which provides many leisure pursuits, with its waterways, nature reserves abundant with wildlife.

## How Far Is It To?

The coast is some 10 miles away and there are golf courses and other leisure pursuits nearby. The cathedral city of Norwich is some 7 miles to the south and has a vibrant business community, and is also the regional centre for shopping, cultural and leisure facilities. It provides two shopping malls as well as chain stores and individual boutiques and the country's largest outdoor covered market. There is a range of restaurants, cafes and pubs along with cinemas, theatres and playhouses along with private schooling and the University of East Anglia. It is also home to the Norfolk and Norwich University Hospital. There is a mainline railway station with trains to London Liverpool Street (and also a connection to Norwich) and to the north of the city is Norwich International Airport.

## Directions

Leave Norwich on the A1151 Wroxham Road and proceed towards Wroxham over the railway bridge and continue straight ahead at the mini roundabout. Turn left onto The Avenue and then left onto Charles Close where you will find the property clearly signposted with a Fine & Country For Sale Board.

## Services, District Council and Tenure

Gas 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](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability

Broadland District Council - Council Tax Band G

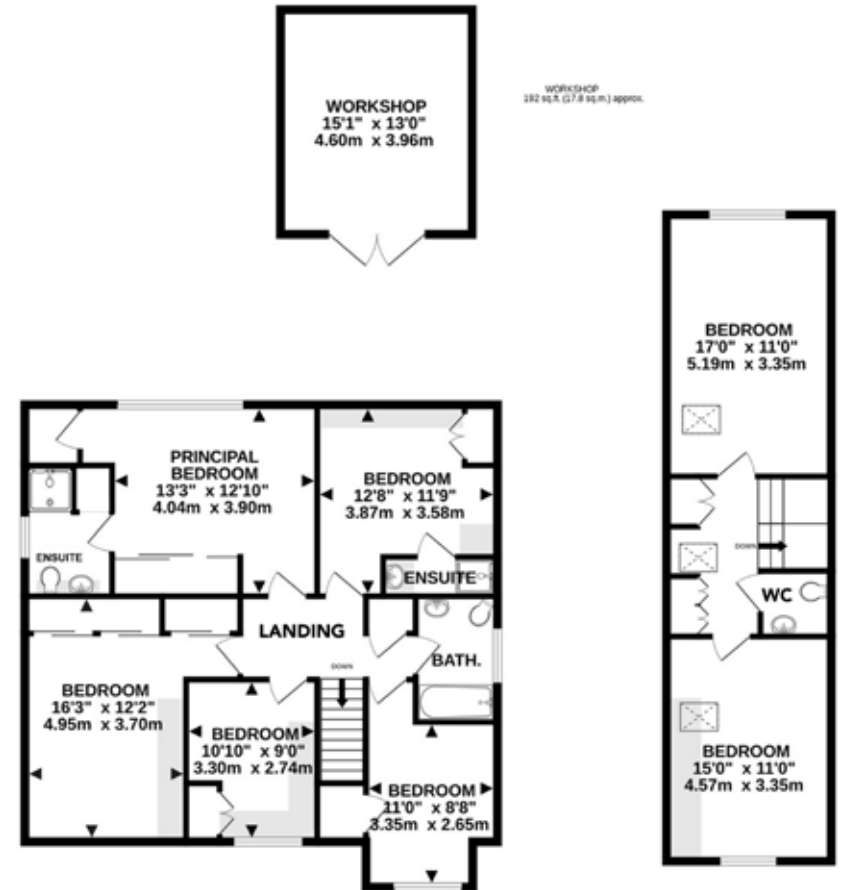
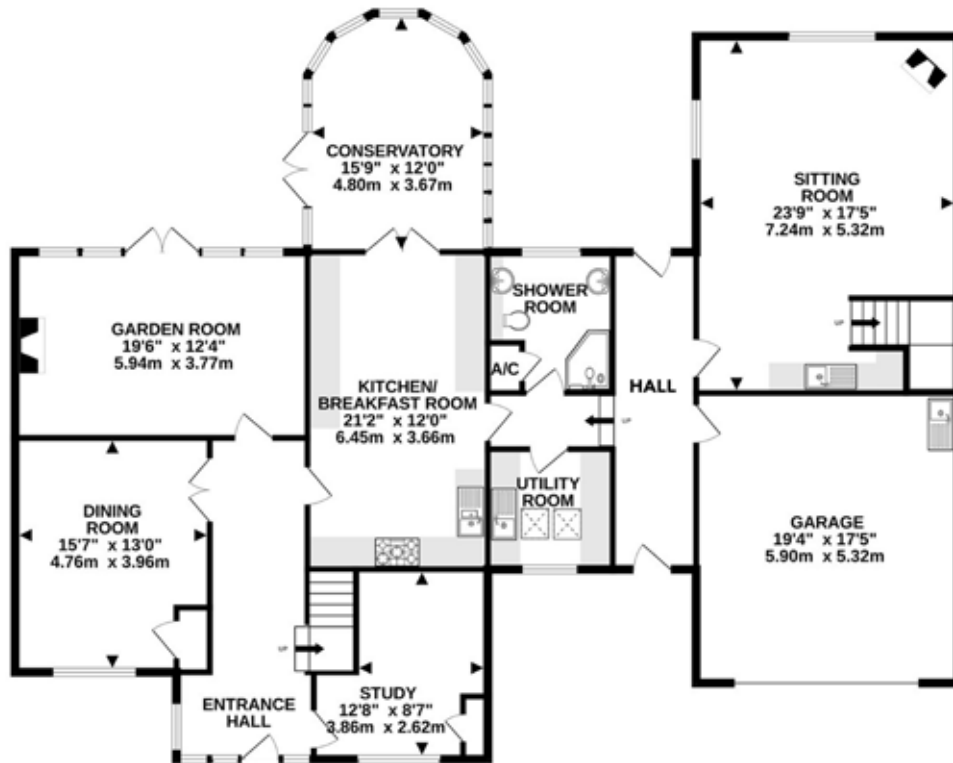
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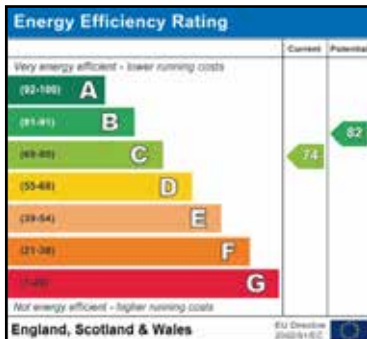
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**FLOOR AREA - HOUSE (EXCLUDING WORKSHOP) : 3630 sq.ft. (337.3 sq.m.) approx.**  
**TOTAL FLOOR AREA : 3822 sq.ft. (355.1 sq.m.) approx.**

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](http://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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