



Highfield
Church Road
Wreningham
Norwich
NR16 1BH

Asking Price £725,000





- Four bedroom cottage
- Detached period family home
- Large private garden
- Exposed beams, wood burner's and exposed brickwork
- Ground floor bedroom with ensuite
- Three reception rooms
- Double garage/workshop
- Field views to front and rear
- Country kitchen/breakfast room

Location

Wreningham is a small village centred round the ever popular "Bird in the hand " public house. Close to the historic market town of Wymondham and a few miles south of Norwich. The property can be found within easy reach of Wymondham High and Wymondham college, which is a state boarding School. Wymondham offers an excellent range of amenities and supermarkets including a Waitrose. There is a train station with good links to Cambridge, London and Norwich. Wymondham also provides direct access on A11, again linking routes into Norwich and out of the county. The historic and cultural City of Norwich is renowned for its arts and theatre, with many trendy bars and cafe's nearby servicing a bustling student City, with the UEA on the outskirts.





The Property

A beautifully presented four-bedroom detached family home brimming with character and charm, set in a peaceful location with stunning field views to both the front and rear. This bright and sunny cottage is believed to date back to the 1800s, the property has been sympathetically extended over the years to offer a perfect blend of period features and modern living with spectacular field views. The accommodation includes a welcoming entrance hall, spacious lounge and second reception room with brick fireplaces housing wood burners for the cosy winter evenings, a bright garden room with access to the rear garden, and a separate dining room. The modern country kitchen is ideal for family living, complemented by a ground floor WC and a versatile fourth bedroom/home office with ensuite shower room. Upstairs, there are three generously-sized bedrooms, all offering picturesque open field views, and a modern family bathroom with both a bath and separate shower. This home is a perfect choice for those looking for a spacious, character-filled property with a touch of countryside living.

The Outside

This charming property is set on a generous plot, offering a large driveway to the front providing ample off-road parking and access to a spacious garage.

The beautifully maintained side garden is mostly laid to lawn and could be suitable for storage for a motorhome or further parking if needed. A gate leads to the rear garden with its sheltered and breathtaking views over the surrounding fields, creating a tranquil and picturesque setting. Ideal for families, this home combines convenience with countryside charm, offering both a peaceful outdoor space and practically perfect sunsets.

Services-

Mains water, mains drains mains electricity, oil central heating

How to get there – What3words:

Chess.stud.yawned

Viewing

Strictly by appointment with TW Gaze.

Tenure: Freehold

Council Tax Band:

Ref: Ref: 2/19757/LK

Important Notice

TW Gaze for themselves and for their Client give notice that:-
1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.
While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		

England & Wales

EU Directive 2002/91/EC



For illustrative purposes only. NOT TO SCALE.
This plan is the copyright of TW Gaze and may not be altered, photographed, copied or reproduced without written consent.