



Birchwood House, High Oak Road, Wicklewood, Norfolk

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**STRUTT  
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BNP PARIBAS GROUP 

# Birchwood House

## High Oak Road, Wicklewood, NR18 9QP

A beautifully appointed 5-bedroom family home with high quality holiday lets, in a peaceful rural position along with a tennis court and indoor swimming pool

Wicklewood 1.2 miles, Wymondham 3.3 miles, Wymondham station 3.4 miles (2 hours 20 minutes to London Kings Cross via Ely), Attleborough 4.3 miles, Norwich city centre 11.5 miles, Norwich Airport 15 miles, Wymondham College 1.2 miles

Drawing room | Sitting room | Family area  
Dining area | Kitchen | Pantry | Utility  
Laundry | 2 Cloakrooms | 4 Bedrooms, 3 en suite | Bedroom 5/study | Family bathroom  
Swimming pool | Gym | Garden | 5 Holiday Cottages

In all about 2.2 acres.

EPC: Main house - rating D. Holiday lets - all rated C.

### The property

Birchwood House is a stunning detached home with beautifully appointed accommodation, and five self-contained holiday lets, providing the potential for significant commercial revenue.

The main house is decorated and presented to a beautiful standard throughout with modern décor and fittings. There is a well-proportioned sitting room and a comfortable drawing room, while the heart of the home is the triple aspect, open-plan family area, dining area and kitchen. This substantial room has wooden flooring and full-height windows, as well as a fireplace with a woodburning stove. The kitchen itself has sleek, contemporary units, a central island and integrated appliances, while the pantry, laundry and utility room provide further space for home

storage. Upstairs, three of the five bedrooms feature en suite facilities, complemented by a spacious family bathroom.

Attached to the house is an indoor swimming pool, which is ideal for use by residents and guests alike. The guest accommodation is located at the rear and comprises five units. All the units have fully equipped kitchens, either one or two bathrooms and comfortable, attractive living space.

### Outside

A gravel driveway leads to the entrance of the house at the rear, as well as to the holiday cottages. There is extensive parking for residents and guests alike, as well as private gravel seating areas in front of each of the holiday lets. The private garden for the main house is south facing and includes an area of paved terracing, a level lawn and established border hedgerows providing privacy from the road. At the rear there is a hard tennis court, bordered by high chain link fencing. There is also a lawn measuring almost 200ft and beyond, a wildflower meadow and an orchard. At the end of the plot there is a picnic area and a wooden children's climbing frame.

### Location

The property occupies a rural position, surrounded by beautiful Norfolk countryside and within easy reach of the village of Wicklewood and the sought-after town of Wymondham. Wicklewood is just over a mile away, and offers a local pub, a parish church and an outstanding-rated primary school. Wymondham is less than three miles away and provides further amenities, including high street shops, independent retailers and large supermarkets. Wymondham also has a choice of schooling, including the outstanding Wymondham College, which is about 1.2 miles and within the catchment area. The area is well connected by road, with the A11 within three miles. Wymondham station provides services to London Kings Cross, changing at Ely.











Floorplans

The Mallard internal area 1,282 sq ft (119 sq m)

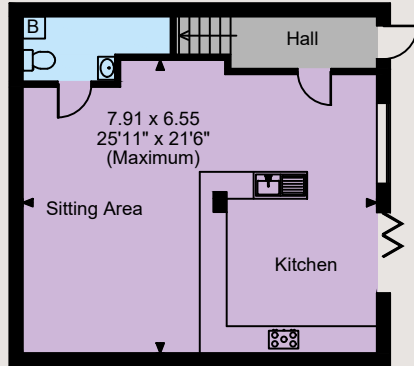
The Stag internal area 1,226 sq ft (114 sq m)

The Fox internal area 607 sq ft (56 sq m)

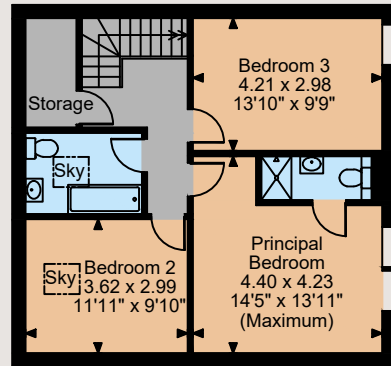
Woodpecker internal area 611 sq ft (57 sq m)

Hedgehog internal area 631 sq ft (59 sq m)

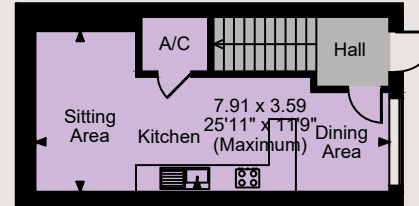
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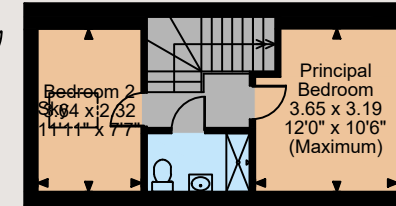
The Mallard Ground Floor



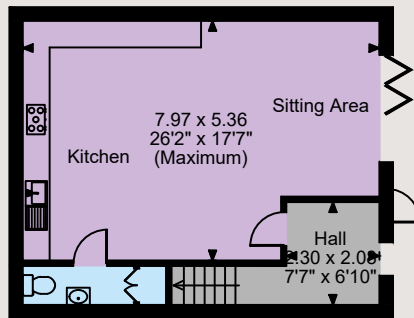
The Mallard First Floor



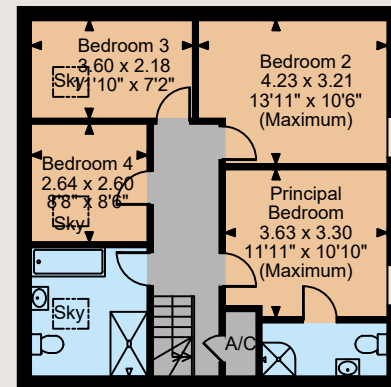
Hedgehog Lodge Ground Floor



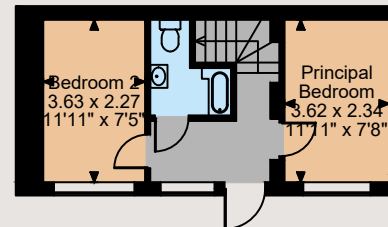
Hedgehog Lodge First Floor



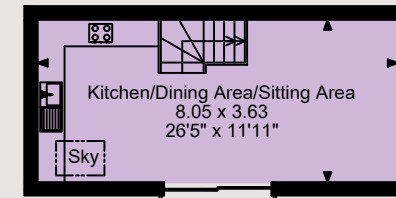
The Stag Ground Floor



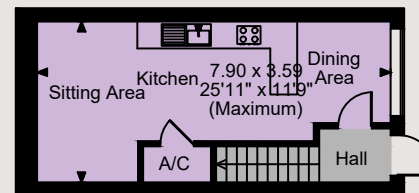
The Stag First Floor



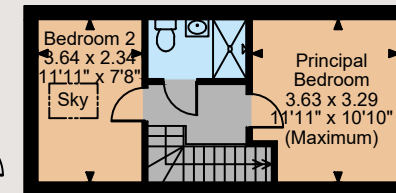
The Fox Ground Floor



The Fox First Floor



Woodpecker Ground Floor



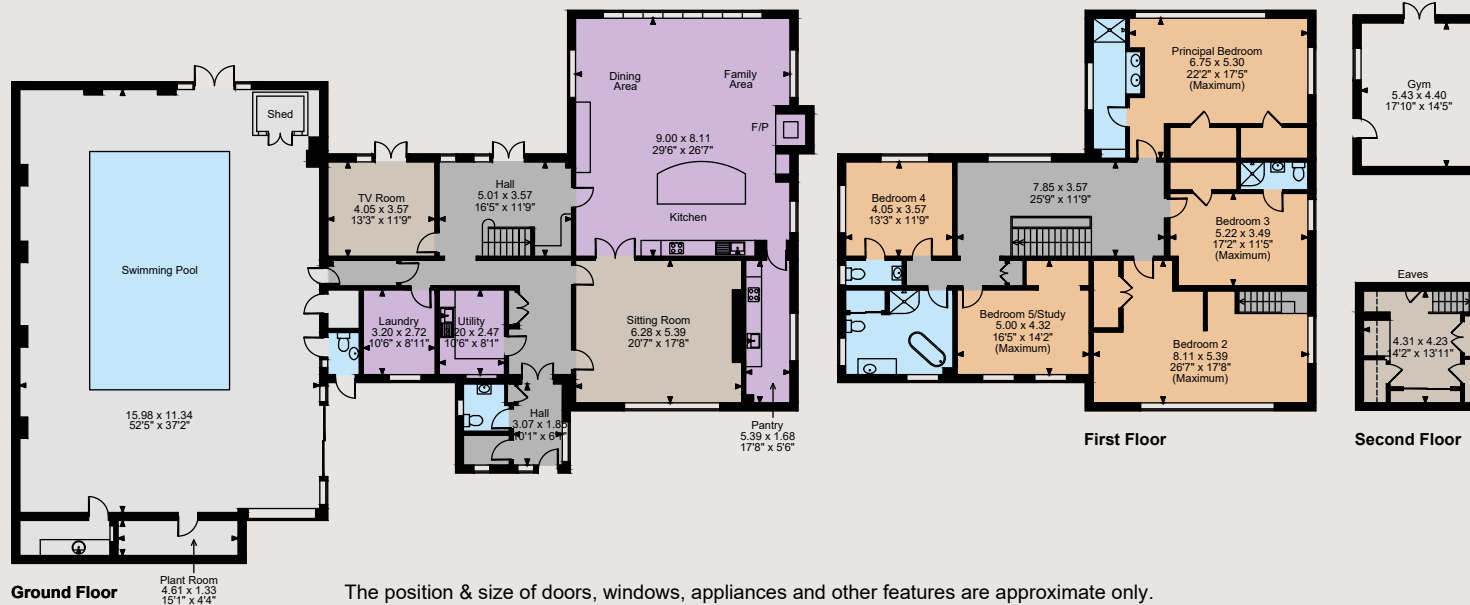
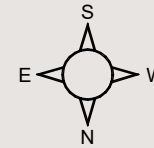
Woodpecker First Floor

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

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Floorplans  
 House internal area 6,449 sq ft (609 sq m)  
 Gym internal area 257 sq ft (24 sq m)  
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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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## Directions

From Norwich, take the A11 away from the city centre and take the B1135 exit towards Dereham and Wymondham. At the roundabout, take the third exit onto the B1135 and then take the third exit and the second exit at the next roundabouts, to stay on the B1135. Continue for 2 miles, then turn left onto Wymondham Road and after a further mile, turn left again onto Hospital Road. Turn right onto The Green and at the junction, turn right again to stay on The Green. Take the next left onto Top Road, followed by the next left onto High Oak Lane. Turn right at the crossroads onto High Oak Road and you will find the property on the right.

## General

**Local Authority:** South Norfolk Council  
**Services:** Mains electricity and water. Private drainage. Oil-fired central heating. We understand that the private drainage at this property does not comply with the relevant regulations.

**Council Tax:** Band G

**Fixtures and Fittings:** Unless specifically mentioned in these particulars, all fixtures and fittings are excluded from the sale of the freehold interest. Some items may be available by separate negotiation if required.

**Tenure:** Freehold

**Guide Price:** £1,750,000

## Norwich

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