



Woodlands, Long Stratton, Norfolk



BNP PARIBAS GROUP 

## Woodlands, Norwich Road, Long Stratton, Norfolk, NR15 2PX

A detached modern house set in half an acre of gardens with mature trees in South Norfolk.

Long Stratton 0.4 miles, Wymondham 9 miles,  
Norwich 9 miles, Diss 11 miles

**Ground Floor:** Front porch | Entrance hall  
Sitting room | Dining room | Kitchen breakfast  
room | Office | Utility | Rear porch | Guest wc

**First Floor:** Galleried landing | Principal  
bedroom with en suite shower room | Three  
double bedrooms | Family bathroom | Airing  
cupboard

**Outside:** Front and rear gardens | Terrace | Pond  
Double garage | Off street parking

All in about 0.53 acres

EPC - D

### The Property

Woodlands is a detached modern four-bedroom house within a beautiful and secluded mature half acre plot on the edge of a small community town in South Norfolk. Built in 1987 of brick elevations under pantile roof, the property's modern construction is well suited for the more recent additions of solar panels and air source heat pump which in combination provides a low cost and highly efficient supply of heat and power. The property offers excellent family accommodation across two storeys with a large sitting room with wood burning stove and sliding doors out to the rear garden and double doors through to the dining room also with views over the rear garden. The kitchen breakfast room has been extended and is incredibly light with velux windows above a breakfast table and oak framed floor to ceiling window and sliding doors to the rear garden. The kitchen and utility room enjoy a solid wood floor with handmade underlit floor cabinets under solid wood worktops.



The utility leads to a rear porch giving access to the double garage.

Upstairs is the principal bedroom with en suite shower room by Porcelanosa. The landing is large and gives access to three further double bedrooms and a family bathroom.

The property benefits from a recently installed air source heat pump and solar array producing circa 2,700 Kwh of free electricity as well as £2,000 per annum of tax free and index linked Feed In Tariff for a further 12 years.

Outside, the property enjoys mature front and rear gardens that are mostly laid to lawn, with mature trees and shrubs including Oak, Walnut, Spruce, Ash, Pink Horse Chestnut, Holly, Scots Pine, Silver Birch, Sycamore and Yew. The rear garden was designed by Bob Flowerdew (regular BBC Radio 4 Garden Question Time expert) to be easily maintained. Features include a terrace, hedge borders, pond, and vegetable plot. The property is approached via a gravel drive to the double garage and parking for numerous vehicles.

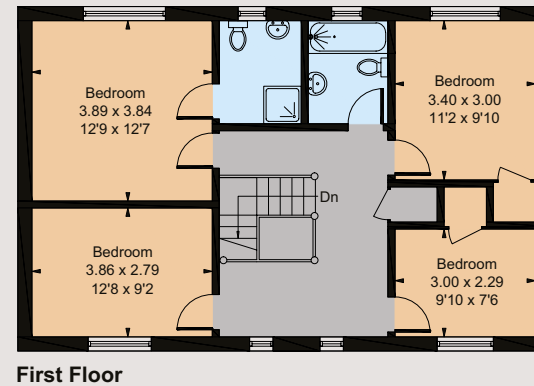
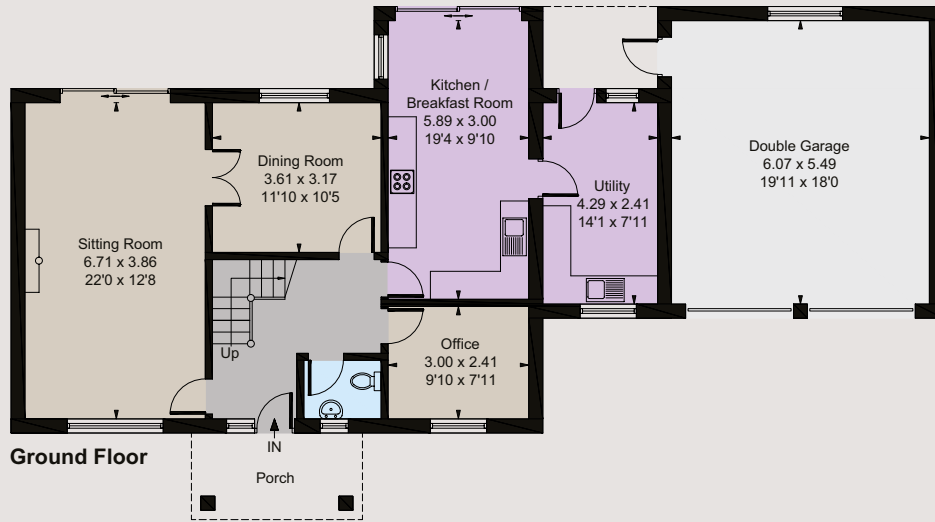
### Location

Long Stratton is a well-served small town with a thriving community conveniently situated halfway between Norwich and Diss in South Norfolk. A long-awaited by-pass is currently under construction with completion expected in 2025 which will divert traffic from passing through the town centre. Long Stratton has two public houses, leisure centre, primary and secondary schools, library, post office, shop, butcher, dentists, doctors' surgery, and pharmacy. 10 miles south is Diss with a wider range of amenities including a direct trainline to London Liverpool Street (90 mins). The Cathedral City of Norwich, the regional centre is 10 miles to the north and offers a comprehensive range of commercial entertainment, cultural amenities, and excellent schooling. On the North side of the city is Norwich International Airport which caters for both domestic and international flight destinations.



## Floorplans

Approximate Gross Internal Area = 163.5 sq m / 1760 sq ft  
Double Garage = 33.9 sq m / 365 sq ft  
Total = 197.4 sq m / 2125 sq ft  
For identification purposes only.



## Directions

From Norwich head south on the A140 towards Diss and once past the southern bypass roundabout, continue for 7 miles to Long Stratton. Just before the large yellow 30 mph speed limit/Long Stratton village sign take a left turn onto the gravel driveway bearing right and Woodlands can be found on the left-hand side.

## General

**Tenure:** Freehold

**Services:** Air source heat pump, mains water and electricity, private drainage, solar array

**Local Authority:** South Norfolk Council (Tax Band: E)

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

**Rights of Way, wayleaves and easements:** The property will be sold subject to all rights and private rights of way. Water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights whether mentioned in these particulars or not.

**Viewing:** Strictly by appointment through Strutt & Parker.

## Norwich

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