



Rushcroft Ashwellthorpe Road, Wreningham

Fixed Price £600,000

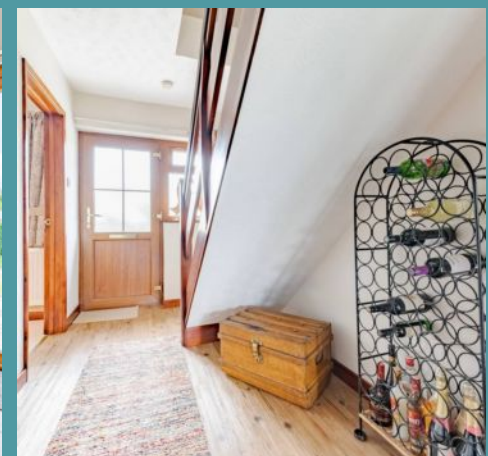
Rushcroft Ashwellthorpe Road

Wreningham, Norwich

Within the Norfolk village of Wreningham, against a backdrop of approximately 2.13 acres (stms) of maintained grounds, lies this charming detached residence. This family home showcases spacious and flexible accommodation, with land that was previously utilised for equestrian use, with the potential to rent for income purposes. Its open-plan kitchen/dining room features a traditional Waterford Stanley 'AGA' style oven, the dual-aspect sitting/breakfast room is accenuated by a brick-built fireplace with an inset multi-fuel burner, with four double bedrooms, a family bathroom and a cloakroom. Externally, you will find a garden that spans to approx 2 acres (stms), with multiple outbuildings for storage use. Acquire this home to experience all it has to offer, within a close-knit community village.

Wreningham

Wreningham is a picturesque village located approximately 8 miles south of Norwich, in the county of Norfolk. Located in the heart of the beautiful Norfolk countryside, Wreningham offers a serene, rural setting with a close-knit community. The village is surrounded by lush farmland, rolling hills, and scenic countryside, making it a peaceful escape from the bustle of city life. It is well-connected by road, with easy access to the A140 and A11, making it a convenient spot for those commuting to Norwich or other nearby towns. Wreningham boasts a rich history, with charming cottages and traditional architecture adding to its character. The village also benefits from a strong sense of community, with local events and gatherings frequently taking place.



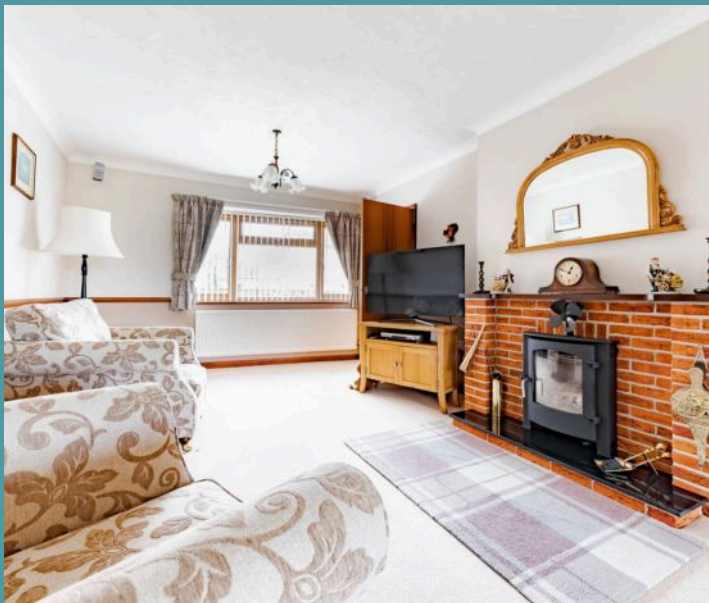
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Wreningham, Norwich

Approach the remarkable Rushcroft, where a low hedge runs along the boundary, secluding the grounds from neighbouring properties. A shingle driveway greets you, that is accessed through the front opening. An L-shaped front lawn is well-maintained, whilst on the opposite side of the house, there is a tandem garage with an electric door, for secure parking options or storage options.

Step inside the welcoming entrance hall, complemented nicely by a convenient cloakroom, with Karndean flooring and an under-stairs storage cupboard. The heart of this home is undoubtedly the open-plan kitchen/dining room, equipped with a grand central island, a Waterford Stanley 'AGA' style oven, and an additional electric oven with hob, creating a space that is as functional as it is stylish. It flows seamlessly into a dining area, set in front of French doors, encouraging intimate family meals and gatherings with loved ones.

Adjacent to the kitchen is a dual-aspect sitting/breakfast room, flooded with natural light and offering picturesque views of the garden. French doors lead out to the garden, blurring the lines between indoor and outdoor living. A brick-built fireplace with an inset multi-fuel burner adds a touch of warmth and sophistication, creating the perfect ambience for both relaxation and entertaining.

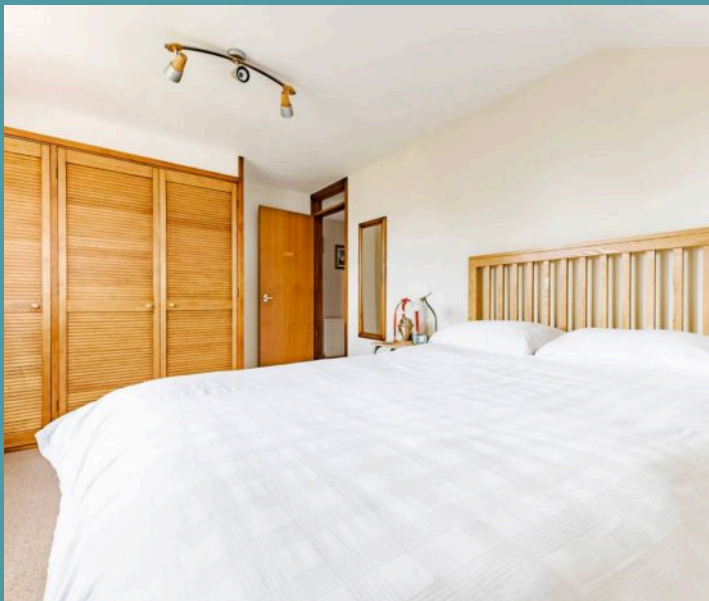


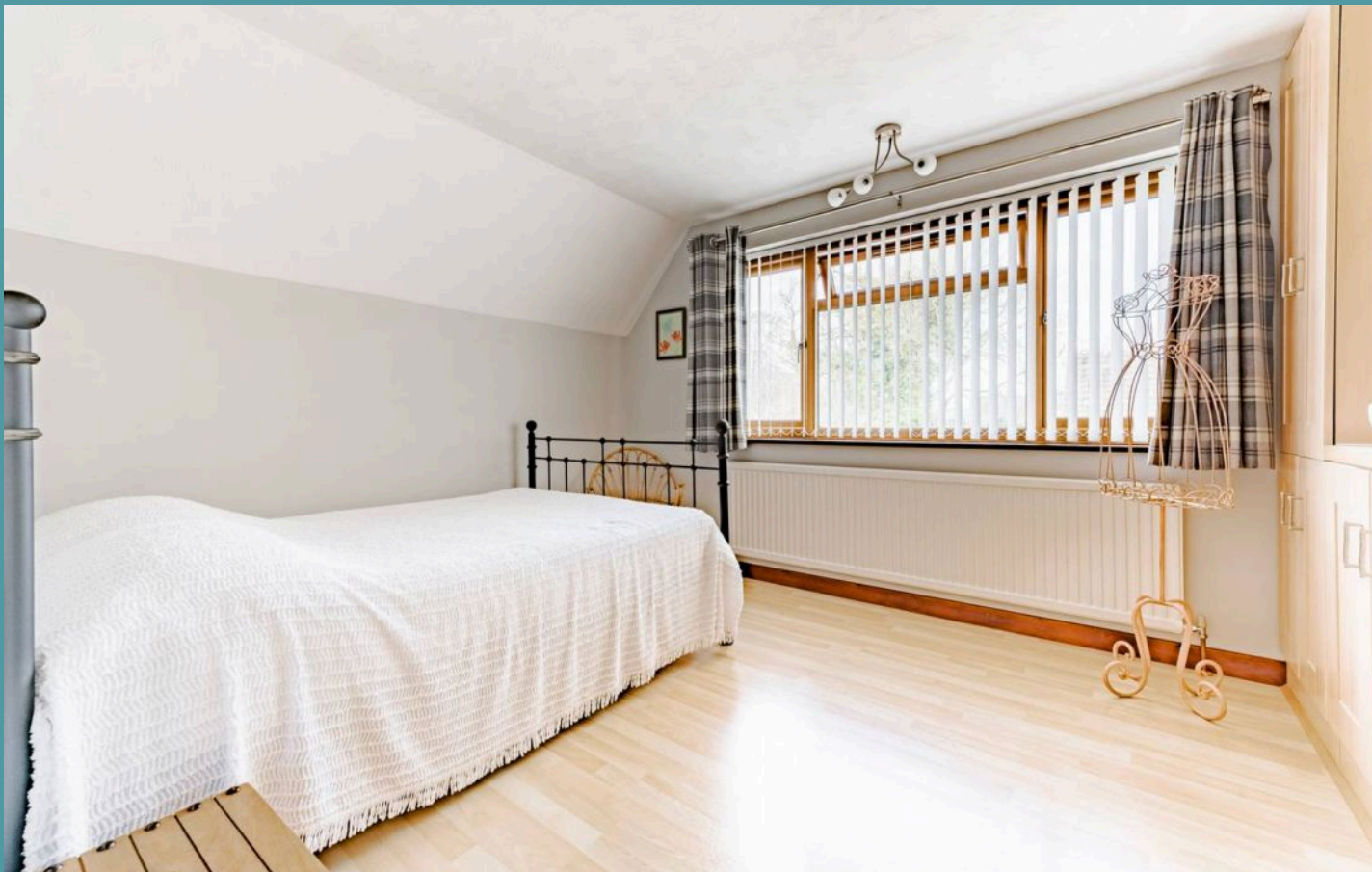
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The accommodation is spread across two floors, with a total of four double bedrooms providing a comfortable and private space for all residents and guests. The ground floor bedroom has the versatility to be a home office a playroom or a snug, depending on your own requirements. The family bathroom comprises of a four piece suite, comprising of a hand wash basin, a toilet, a shower cubicle and a bathtub, accommodating all residents in the household.

Outside, the garden extends to approximately 2 acres (stms), that is meticulously landscaped. Divided into a main garden and a seperate field, including a patio area for your outdoor seating arrangements, planted beds and a summerhouse. A low level picket fence sections the two areas, with an expansive meadowland field beyond. Two outbuildings can be found, one utalised as a wood store and the other for storage, which has a patio area with a covered seating area or for a hottub, creating the perfect entertaining spot. There is potential for additional outbuildings, with power and water already run to the building, so it can easily be extended or converted for use of a stable.





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Wreningham, Norwich

Agents notes

We understand that this property is freehold.
Connected to mains water, electricity and drainage.

Heating system - Oil.

Council tax band: D

- Set on approx 2.13 acres (stms) of maintained grounds, lies this extended detached residence, within the quaint Norfolk village of Wreningham
- Grounds previously used for equestrian use, with the potential to rent for income purposes
- Family home that is beautifully presented throughout, showcasing spacious and flexible accommodation that can adapt to your own preferences and style
- Open-plan kitchen/dining room equipped with a grand central island, a Waterford Stanley 'AGA' style oven and an additional electric oven with a hob
- Dual-aspect sitting/breakfast room, with the presence of French doors and a brick-built fireplace with an inset multi-fuel burner, inviting relaxation and entertaining
- A total of four double bedrooms across both floors, a family bathroom suite and a ground floor WC
- Garden spans to approx 2 acres (stms) sectioned into a main garden and the beyond field, complete with two outbuildings utilised as a wood store and storage
- Shingle driveway providing off-road parking and a tandem garage for storage options
- Close to local shops, schools, bus routes, a village

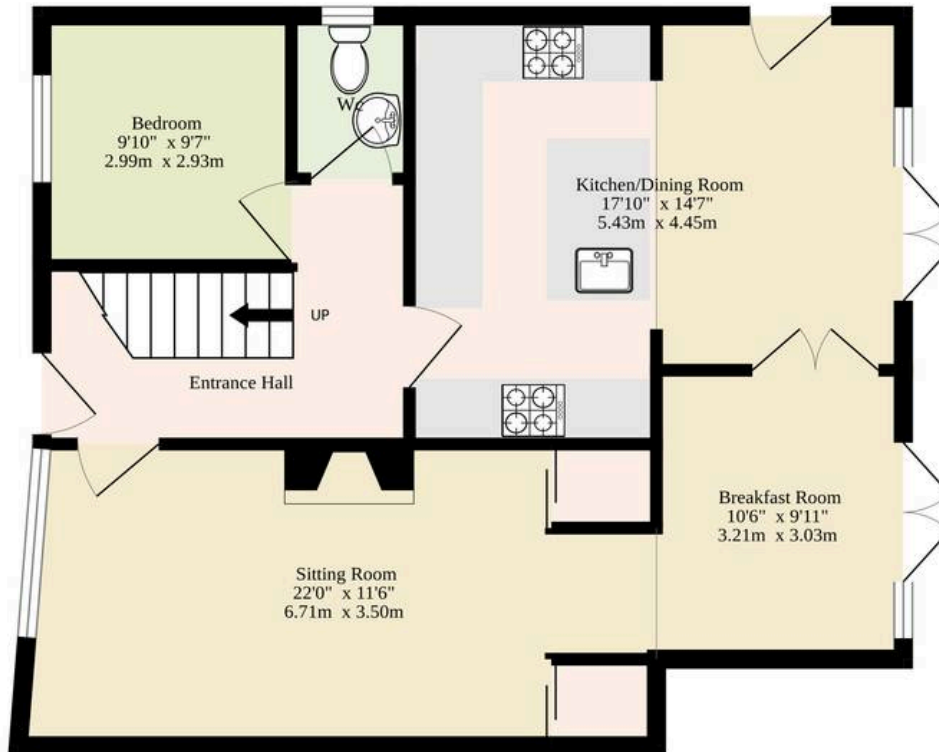


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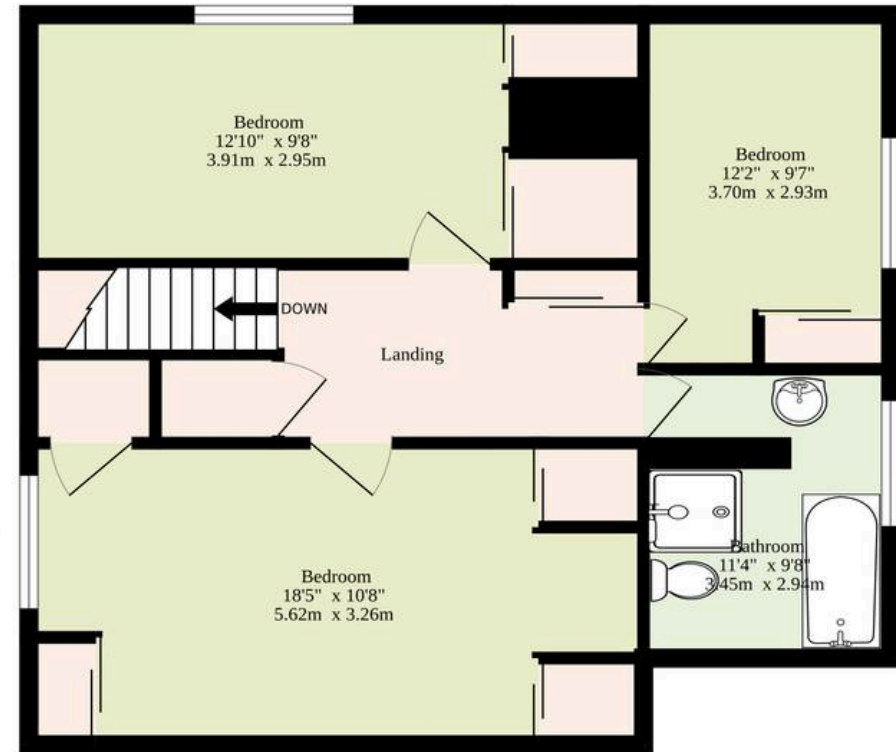
Wreningham, Norwich



Ground Floor
818 sq.ft. (76.0 sq.m.) approx.



1st Floor
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 1413 sq.ft. (131.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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