



## The Laurels Norwich Road, Cawston

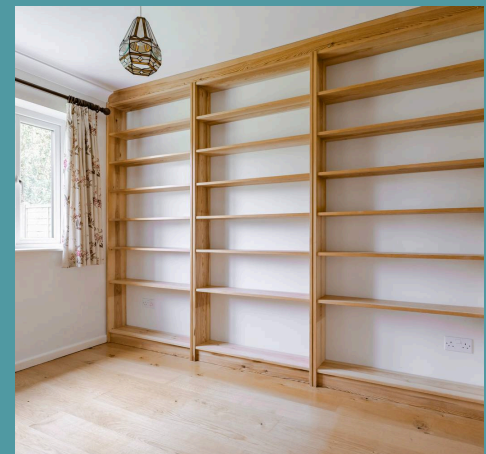
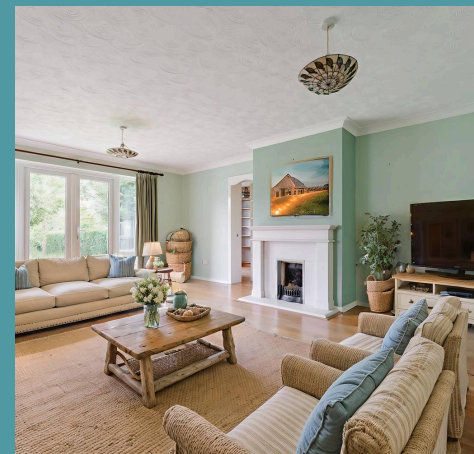
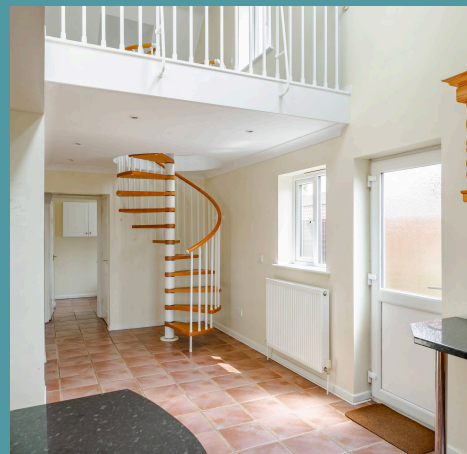
Offers in excess of £675,000



# The Laurels Norwich Road

Cawston, Norwich

Set discreetly back from the road and positioned on a generous 0.3-acre plot (stms), this remarkable detached residence offers a blend of countryside serenity and modern family living. From the moment you arrive, the expansive shingle driveway and double garage hint at the space and flexibility found throughout. Inside, standout features include a stylish kitchen/breakfast room with central island and pantry, a spacious sitting room with feature fireplace and French doors, and a secret library hidden behind a bookshelf door. The layout is ideal for entertaining, with a large dual-aspect dining and family room, while multiple reception rooms offer excellent potential for home offices, a playroom, or multi-generational living. With six well-appointed bedrooms, vaulted ceilings, and luxurious touches like an en-suite, this home delivers comfort and convenience. Outside, the beautifully kept garden, secluded vegetable patch, and elevated patio provide a private space with stunning rural views.







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## Location

Cawston is a well-established rural village situated in the Broadland district of Norfolk, known for its strong community atmosphere. Located approximately 3 miles south-west of Reepham, 7 miles south-east of Aylsham, and around 13 miles north-west of the historic city of Norwich, Cawston enjoys a central position within North Norfolk, making it ideal for those seeking easy access to both market town facilities and the broader services of a regional city. The village is home to a number of essential amenities, including a family-run convenience store and post office, a traditional village pub (The Bell Inn), and a popular café/deli offering locally sourced food and drink. Cawston Church of England Primary Academy provides education for younger children and is well-regarded within the area, while secondary school pupils are typically served by Reepham High School & College, which lies just a short drive away.

Healthcare provision in the village includes a local GP surgery, Cawston Medical Centre, offering general medical services to residents, with nearby Reepham and Aylsham providing access to additional healthcare facilities such as dental practices, pharmacies, and community services. For major medical care, the Norfolk and Norwich University Hospital is accessible via road in around 30–35 minutes.

Transport links are practical and well-established for a rural location. The B1145 runs just north of the village, providing an east-west route through central Norfolk, connecting Cawston directly to Reepham, Aylsham, and Bawdeswell. Regular bus services connect the village to Norwich and surrounding towns, while the nearest railway stations can be found in North Walsham (approximately 12 miles) or Norwich, offering direct rail links to London, Cambridge, and beyond. The







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Set well back from the road, proudly positioned on approximately 0.3 acres (stms), this exceptional detached residence offers an idyllic blend of countryside tranquillity and spacious, versatile living. Arriving via a large shingle driveway, there is ample parking for multiple vehicles and a double garage for secure parking or storage options.

Step inside and you're welcomed by a bright and airy porch—an inviting prelude to a warm and comfortable home. The entrance hall, complete with built-in storage for coats and walking boots, hints at the relaxed country lifestyle this home enables. Whether you're returning from a bracing walk through nearby fields or a quiet morning tending the vegetable patch, everything has its place.

The heart of the home is the L-shaped kitchen and breakfast room—a social and functional hub thoughtfully designed for modern living. With a central island perfect for casual dining, morning coffee, or chatting over evening meals, the kitchen is equipped with everything you need: a Range-style cooker, an integrated fridge/freezer, a dishwasher, and a pantry for storing cooking essentials. It's a space that brings the family together. Moving past the spiral staircase, a dedicated laundry room and cloakroom provide practical utility, keeping everyday life neat and orderly. Tiled flooring throughout this section of the home offers easy upkeep—ideal for a busy household.







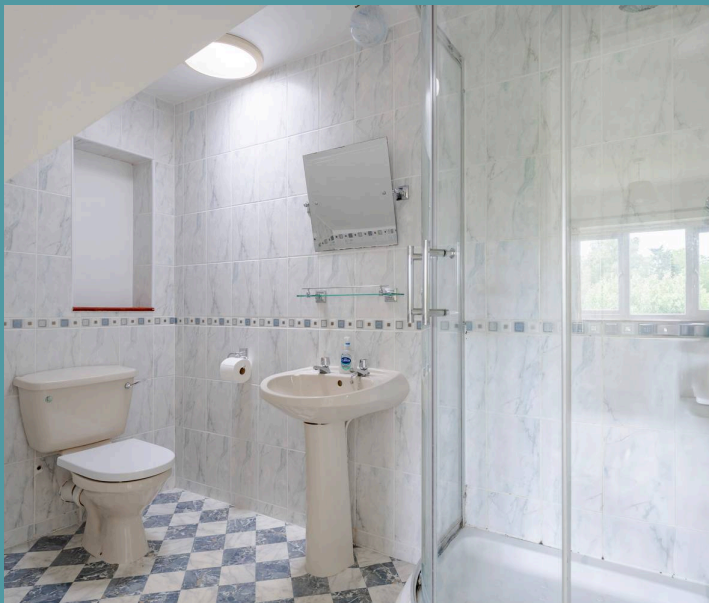
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The main sitting room showcases comfort and style. A decorative feature fireplace creates a warm focal point, while French doors open to the garden, blurring the line between indoors and out. Whether it's winter evenings by the fire or summer afternoons with the doors flung open, this is a space that adapts to every season. Adjacent to this is a hidden gem—the Library, accessed through a disguised bookcase door. Perfect for bibliophiles or remote workers, it provides a peaceful space for study, or an office.

From the sitting room, internal double doors lead into a spacious dual-aspect family and dining room. With ample room for a formal dining table and multiple seating arrangements, it's a setting made for celebrations, Sunday lunches, and large family gatherings. For those working from home or seeking flexible living arrangements, the front-facing study offers another adaptable space—ideal as a home office, children's playroom, or even separate living quarters for multigenerational families.

Upstairs, the lifestyle continues to impress. The first-floor landing branches out to a beautiful gallery landing, offering a quiet reading nook or a contemplative space to take in the country views. With six bedrooms, the layout suits both growing families and those desiring space for guests or hobbies. One bedroom benefits from a private en-suite, an everyday luxury, while others feature vaulted ceilings and Velux windows, allowing light to pour in and creating airy, uplifting spaces. The family bathroom offers a modern three-piece suite, serving the remaining bedrooms with ease.







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Step outside, and the lifestyle potential of this home truly unfolds. The beautifully maintained lawn, bordered by mature trees and hedging, offers both visual appeal and privacy. The secluded vegetable patch invites homegrown living. An elevated patio area provides the perfect venue for al fresco dining, summer barbecues, or simply relaxing with a drink as the sun sets over the surrounding paddocks. Whether you're entertaining friends, watching children play, or just enjoying the fresh country air, the garden is a true extension of the home.





Garage  
382 sq.ft. (35.5 sq.m.) approx.

Ground Floor  
1457 sq.ft. (135.4 sq.m.) approx.

1st Floor  
1241 sq.ft. (115.3 sq.m.) approx.



**TOTAL FLOOR AREA : 3080 sq.ft. (286.1 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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