



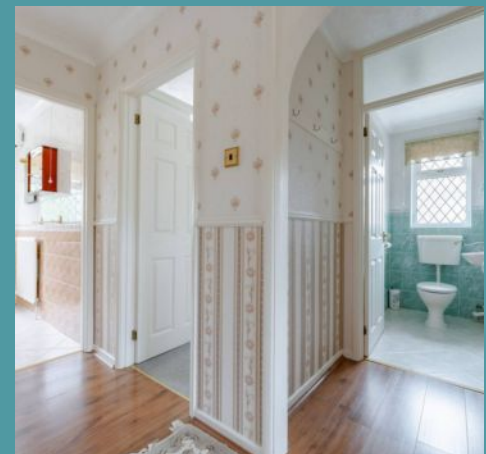
Meadowland Mill Road, Foxley

Guide Price £425,000 - £450,000

Meadowland Mill Road

Foxley, Dereham

Tucked away in the picturesque Norfolk village of Foxley, this detached bungalow offers the perfect balance of comfort, space, and countryside charm. Set on a generous, non-overlooked plot, the property is ideal for those looking to downsize, or if you require a single-level layout, without compromising on outdoor space. Inside, you'll find light-filled and well-appointed living spaces including a spacious sitting room with feature fireplace, a large conservatory with garden views, and a modern kitchen with walk-in pantry. With three bedrooms, a four-piece bathroom, ample storage, and a beautifully maintained south-facing garden, this home is as practical as it is inviting. A private driveway and detached garage complete this peaceful village retreat.





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Foxley, Dereham

Location

Foxley is a rural village situated in central Norfolk, approximately 6 miles north-east of Dereham and around 15 miles north-west of the city of Norwich. Located along the A1067, a key route between Fakenham and Norwich, the village offers a peaceful countryside setting while remaining within convenient reach of larger towns and amenities. Although Foxley itself is small and has limited local services, nearby villages such as Bawdeswell and Foulsham—both within a couple of miles—offer essential amenities including a convenience store, post office, and primary schools. Secondary education is accessible in the nearby market town of Reepham, home to the well-regarded Reepham High School and College. Healthcare needs are served by local GP surgeries in Swanton Morley and North Elmham, with more comprehensive medical services available at Dereham Hospital or the Norfolk and Norwich University Hospital.

Transport links are reasonable for a rural area; regular bus services along the A1067 connect residents to both Dereham and Norwich, where wider shopping, healthcare, and employment options are available. While Foxley lacks a train station, rail access is possible via Wymondham or Norwich, both offering connections to the national rail network. The area is also well-known for Foxley Wood, a large nature reserve just outside the village, providing excellent walking routes and seasonal wildlife attractions.



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Set back from the road and approached via a spacious driveway, this charming home is immediately welcoming. A bright and airy porch sets the tone, leading into a spacious entrance hall complete with built-in storage—perfect for keeping everyday essentials neatly tucked away.

The heart of the home is a well-proportioned sitting room, bathed in natural light and centred around a decorative feature fireplace that adds warmth and character. Flowing seamlessly from the sitting room is a large conservatory, offering an extended reception area where you can relax or entertain while enjoying serene views of the garden throughout the seasons.

The kitchen is thoughtfully designed with a range of modern cabinetry and generous storage, including a practical walk-in pantry. It features a freestanding range-style oven, integrated dishwasher, and space for additional appliances—ideal for everyday living.

The property features three bedrooms, each offering comfort and flexibility to suit a variety of needs. One of the bedrooms includes built-in storage, while the others could easily serve as guest rooms or a home office. The family bathroom features a four-piece suite, including both a bath and separate shower, complemented by a convenient additional cloakroom.





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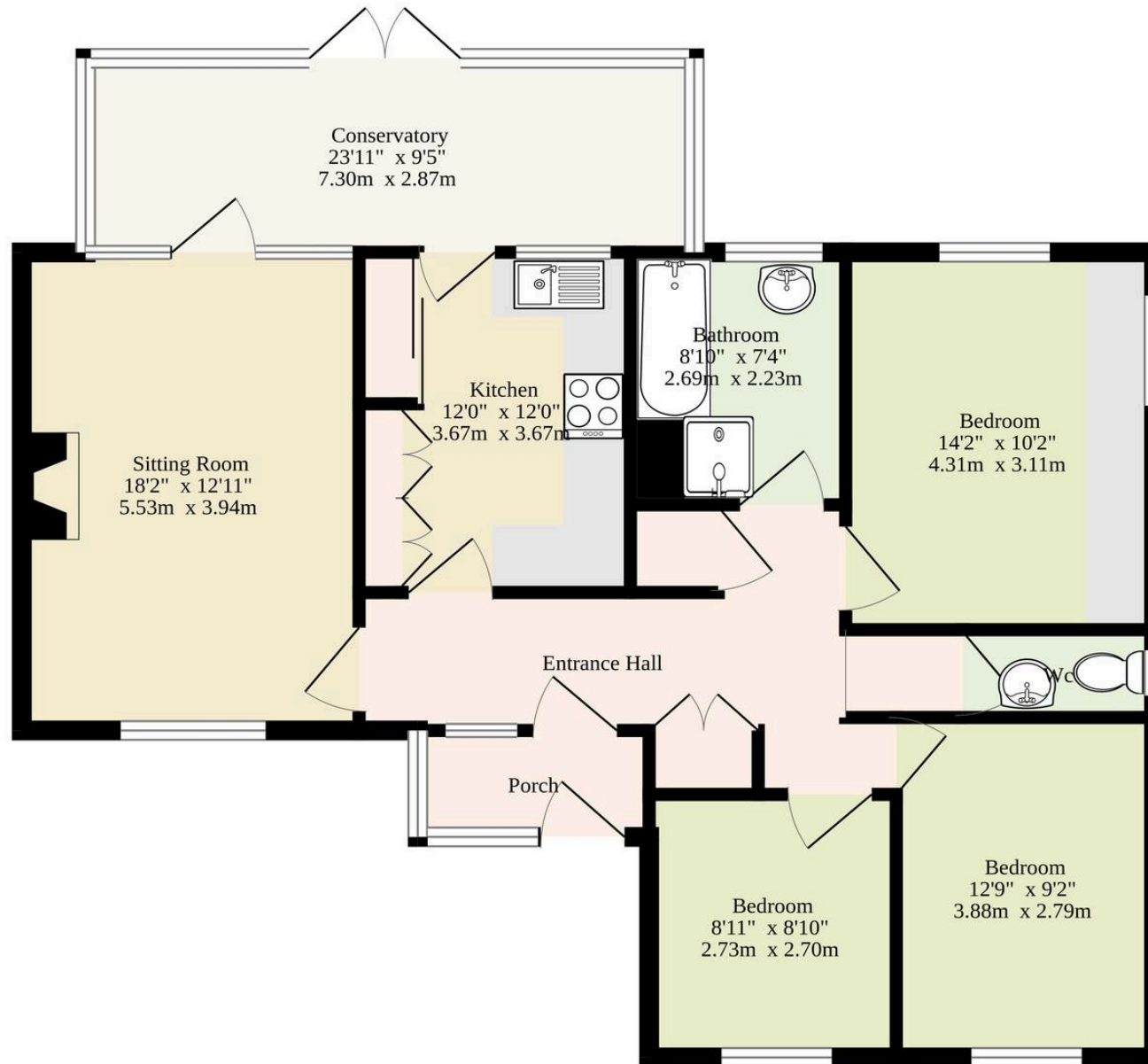
Foxley, Dereham

Step outside and you'll find a beautifully maintained, south-facing rear garden that is both private and expansive. Enclosed by mature hedging, the garden includes a patio seating area, a laid to lawn, established flowerbeds, and a timber shed—perfect for outdoor living and gardening enthusiasts.

Completing the property is ample off-road parking via the generous driveway, along with a detached garage offering further storage or potential for workshop use.

- Detached bungalow proudly positioned on a generous size plot, in the Norfolk village of Foxley
- Spacious sitting room accentuated by a decorative feature fireplace, inviting relaxation and entertaining
- Large conservatory that extends the reception space, filled with an abundance of natural light whilst offering garden views
- Kitchen fitted with modern cabinetry, a freestanding range-style oven, an integrated dishwasher and space for your own appliances
- Three bedrooms, a bathroom and a convenient cloakroom
- A large, non-overlooked garden that is well-maintained and south-facing, with a patio area, a laid to lawn, a timber shed, planted beds and tall hedging
- A driveway providing ample off-road parking and a detached garage for storage options
- Close to village amenities, as well as being within easy reach of the market town of Dereham, offering a wider range of shops, schools, transport links and healthcare facilities

Ground Floor
1279 sq.ft. (118.8 sq.m.) approx.



TOTAL FLOOR AREA : 1279 sq.ft. (118.8 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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