



## The Swallows, Thuxton

In Excess of £575,000



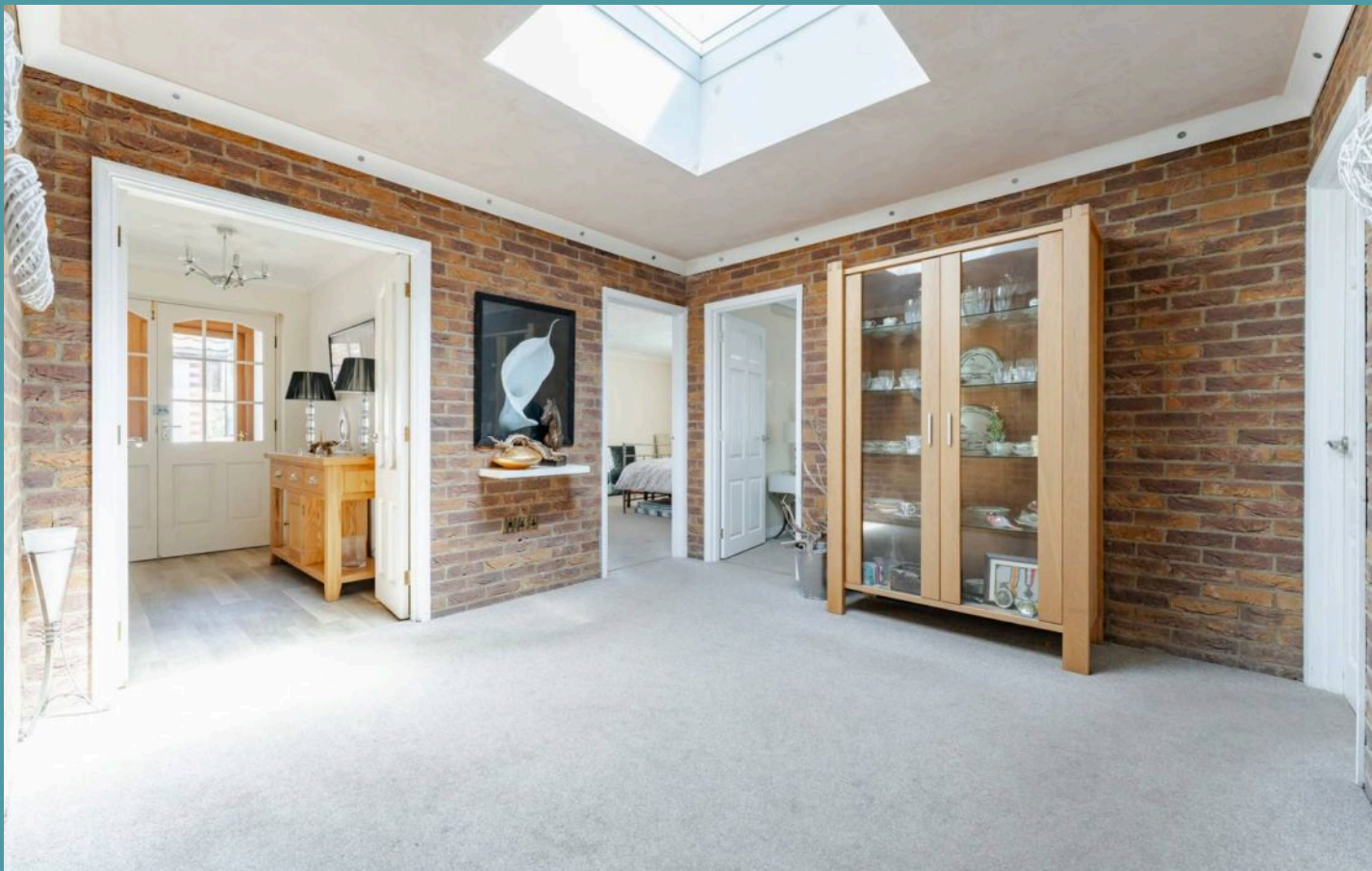
# The Swallows

Thuxton, Norwich

A true taste of rural living, The Swallows offers an idyllic countryside lifestyle in the peaceful village of Thuxton. Set within an expansive and secluded plot, the property is surrounded by open fields and boasts ample space for equestrian use, with traditional barns, outbuildings and a pasture field included. Inside, the home delivers character and comfort with a modern layout featuring a sleek kitchen, open-plan dining space, and a cosy lounge with French doors opening to the garden. The bedrooms are thoughtfully positioned for privacy, with a spacious master suite and stylish family bathroom. Mature gardens, a greenhouse, and a versatile garden room enhance the outdoor appeal, while a spacious driveway and garage offer practicality. Perfectly placed between Dereham and Wymondham, this is a rare opportunity to enjoy serene country living with easy access to modern amenities.







# The Swallows

## Thuxton, Norwich

### The Location

The Swallows is located in the charming rural village of Thuxton, a peaceful and picturesque setting in the heart of Norfolk countryside. Thuxton is a small village that offers a true taste of quiet village life, complete with its own historic church and a railway station on the Mid-Norfolk Railway line, adding a unique character and occasional steam train sightings.

The village is also home to a friendly local fishing club, ideal for those who enjoy relaxing by the water.

Just a short distance away is the neighbouring village of Garveston, which offers a village hall and a real sense of community. For wider amenities, the property is ideally situated between two vibrant market towns—Dereham and Wymondham.

Dereham, to the northwest, provides a bustling atmosphere with a range of supermarkets, restaurants, cafes, schools and healthcare facilities. To the southeast lies Wymondham, a historic town known for its excellent secondary schools, additional supermarkets, and a traditional town centre filled with independent shops and services. Wymondham also offers convenient access to the A47, linking the property easily to Norwich city centre and beyond.

This location strikes the perfect balance between peaceful rural living and convenient access to everyday essentials, making it ideal for families, commuters, or anyone looking to enjoy the best of both worlds in Norfolk.







## The Swallows

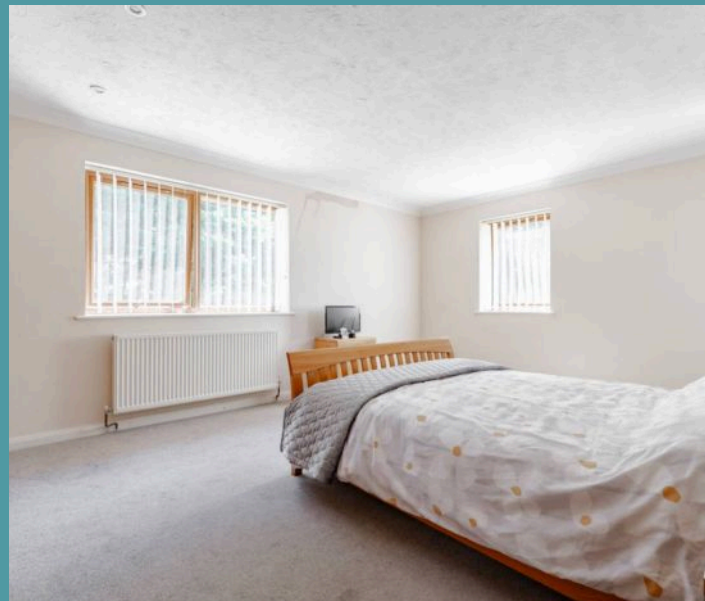
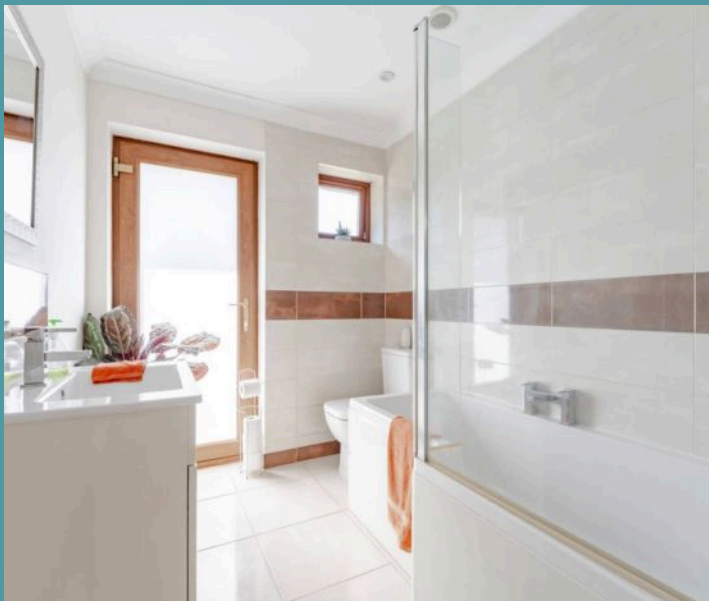
Thuxton, Norwich

### The Swallows, Thuxton

Nestled within a wonderfully secluded and generous plot, this impressive detached home offers a rare opportunity to enjoy modern living in a countryside setting. Perfectly suited for those with equestrian interests, the property includes a sizable pasture field, traditional barns, and various outbuildings ideal for use as stables, a tack room, or additional storage. Surrounded by open fields, this home offers a peaceful, private setting where you can truly escape the outside world.

Inside, the accommodation is thoughtfully arranged with the living and entertaining spaces on one side of the property and the bedrooms and bathroom facilities on the other—creating a practical and well-balanced layout.

The stylish kitchen features sleek, modern units with integrated AEG appliances, LED plinth lighting, and luxurious wood-effect flooring which continues into the open-plan dining room, perfect for entertaining or relaxed family meals. The lounge, with a log burner and expansive French doors, opens directly onto the rear garden and enjoys beautiful views of the surrounding greenery.







# The Swallows

Thuxton, Norwich

The inner hall acts as a central hub with a skylight flooding the space with natural light, complementing the warm brickwork and soft carpet underfoot. The master bedroom is spacious with fitted wardrobes and a contemporary en-suite wet room, while two further well-proportioned bedrooms and a modern family bathroom complete the sleeping quarters. The bathroom even benefits from direct garden access, making it ideal after long days outside.

A separate utility room adds practicality to the modern design, offering additional storage and laundry space, while the integrated garage with remote-controlled door provides excellent secure parking or workshop potential.

Externally, the property boasts extensive gardens with mature planting, a charming greenhouse, and a garden room with electricity—ideal for hobbies, home working, or simply relaxing. A large shingled driveway offers ample parking for multiple vehicles and leads to the expansive plot that surrounds the home.

Whether you're looking for a quiet rural life, space for horses, or simply room to breathe, this unique property is a truly special find.

## Agents Note

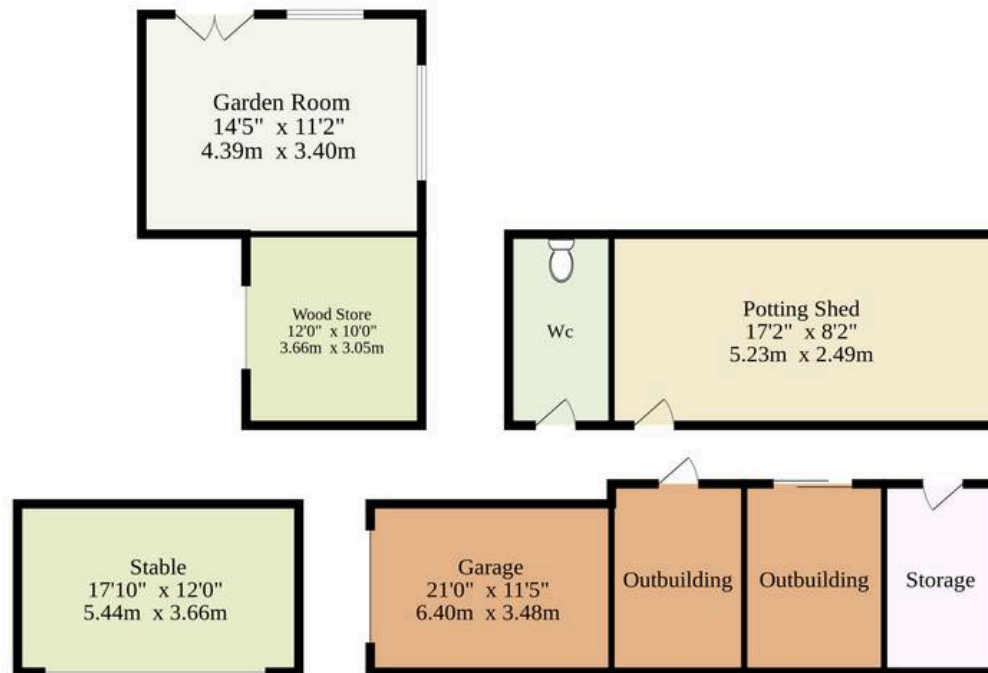
Sold Freehold

Connected to oil-fired heating, mains water, electricity and treatment plant

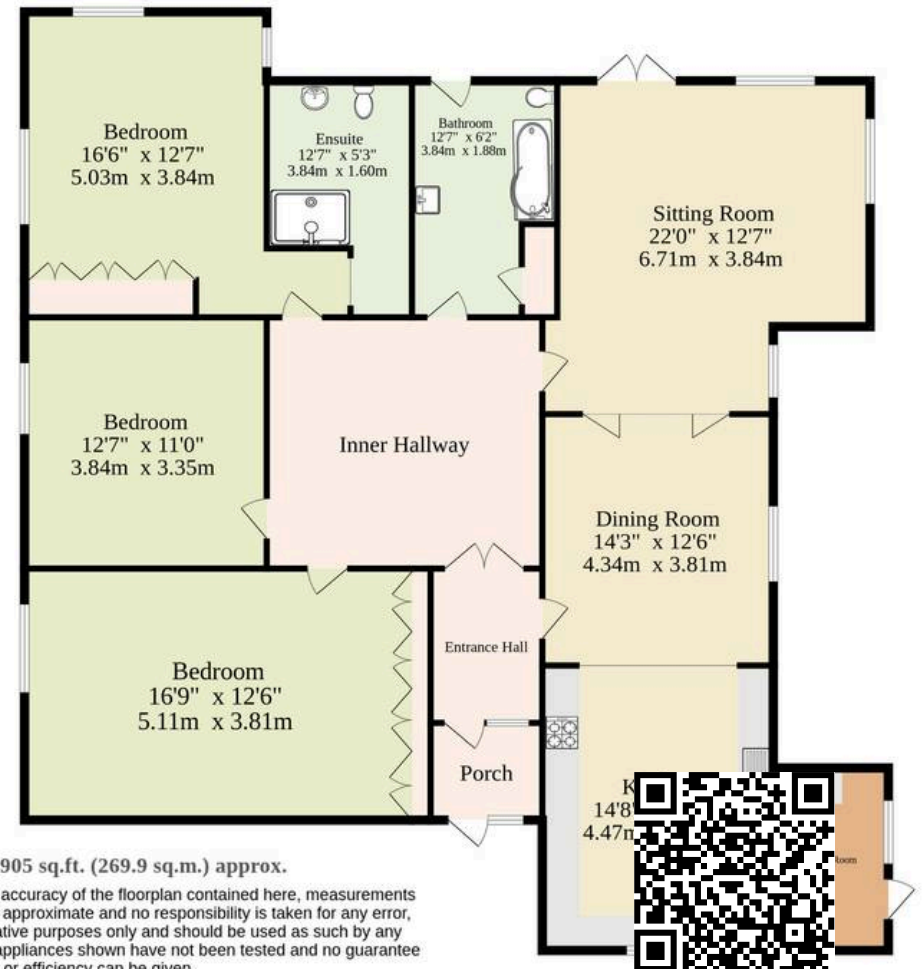




**Outbuildings**  
1336 sq.ft. (124.1 sq.m.) approx.



**Ground Floor**  
1569 sq.ft. (145.8 sq.m.) approx.



**TOTAL FLOOR AREA : 2905 sq.ft. (269.9 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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