



Watership
Down

Watership Down Church Road, Neatishead

Norwich



Minors & Brady

Concealed behind secure gates, a home of rare distinction awaits discovery. Approached via a sweeping gravel driveway, the property presents an immediate sense of grandeur, subtly enhanced by architectural lighting. Inside, a grand hallway leads to three ground-floor double bedrooms, including a serene principal suite with private courtyard access and a spa-like en-suite. At the heart of the home lies an extraordinary 11m x 6m open-plan kitchen, dining, and family space, designed with Quartz surfaces, integrated appliances, and seamless flow into the landscaped garden. Bi-fold doors, herringbone flooring, underfloor heating, and mood lighting elevate this domain into both a showpiece and a sanctuary. The first floor introduces a stylish double bedroom with en-suite, ideal for guests or flexible living. Outdoors, expansive lawns and a stone terrace form the backdrop to elegant entertaining, enhanced by ambient lighting after dusk. Every detail—from the bespoke finishes to the complete modernisation of systems—defines this as a turnkey residence where elegance and contemporary design converge.

- Secure gated entrance with sweeping gravel driveway and architectural night lighting
- Bespoke oak-framed porch and welcoming grand hallway laid with herringbone flooring
- Three indulgently proportioned ground-floor double bedrooms
- Principal suite with bespoke wardrobes, hotel-style en-suite, and private courtyard access
- Designer family bathroom with spa-inspired finishes
- Awe-inspiring open-plan kitchen/dining/family room (11m x 6m) with full-width bi-fold doors
- Howdens kitchen with Quartz worktops, integrated appliances, and statement island
- Underfloor heating, mood lighting, herringbone flooring, and dedicated utility room





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The Location

Neatishead is a welcoming Norfolk village set within the scenic Norfolk Broads National Park, around 15 miles northeast of Norwich. Tucked between waterways and farmland, it provides easy access to the River Ant and nearby Barton Broad, making it a favourite base for those who enjoy boating, birdwatching, or simply soaking up the tranquillity of the Broads.

At the heart of village life is the White House Stores, a much-loved community-run shop and post office. More than just a place to pick up daily essentials, it embodies Neatishead's friendly, village-scale character. A traditional pub and village green add to the sense of community, while regular bus services keep residents and visitors well connected with the surrounding towns of Wroxham and Stalham.

Walkers are drawn to the peaceful paths that lead to Alderfen Broad, a quiet nature reserve closed to boat traffic but perfect for spotting wildlife. The wider area brims with opportunities for cycling and exploring on foot, with lanes winding past meadows, reed beds, and open water.

History enthusiasts will know Neatishead for its former RAF radar station, now transformed into the fascinating RAF Air Defence Radar Museum. Beyond the village, there are plenty of family-friendly destinations: Wroxham, often called the "Capital of the Broads," offers boat hire, riverside dining, and independent shops; Hoveton and Horning feature attractions such as BeWILDerwood's tree-top adventures, Wroxham Barns, and a variety of cafés with waterside views.

Blending heritage, natural beauty, and a strong sense of community, Neatishead captures the quieter charm of the Norfolk Broads while placing a host of broader attractions within easy reach.

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Watership Down Church Road

Neatishead, Norwich

Church Road, Neatishead

A rare opportunity has arisen to secure a home of extraordinary refinement, a meticulously reimagined and extended semi-detached chalet bungalow that has been elevated to the very pinnacle of modern living.

Set discreetly behind secure gates, the property unveils itself through a sweeping gravel driveway, enhanced by subtle architectural lighting that casts an elegant glow by night, ensuring first impressions are nothing short of majestic.

Upon entering through the bespoke oak-framed porch, a grand hallway welcomes you with a sense of space and poise, guiding you effortlessly into the home's exceptional interior. The ground floor unfolds with three indulgently proportioned double bedrooms, each exuding versatility and comfort. To the fore, two bedrooms offer serene retreats for family or guests, while a designer family bathroom, finished to spa-like perfection, epitomises contemporary luxury.

At the rear, the principal suite is a haven of privacy and tranquillity, complete with bespoke wardrobes, a hotel-quality en-suite and bi-fold doors opening onto a secluded courtyard that blurs the line between indoor sanctuary and outdoor serenity.



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The soul of this residence is without doubt its awe-inspiring open-plan kitchen, dining, and family domain, extending an impressive 11 metres by 6. This remarkable expanse, crowned with full-width bi-fold doors, floods the room with natural light and dissolves seamlessly into the landscaped garden beyond. Crafted by renowned Howdens and adorned with Quartz surfaces and integrated appliances, the kitchen is as much a showpiece as it is a culinary workshop. A central island, illuminated by statement pendant lighting and accompanied by breakfast stools, forms the social heart of the space. Herringbone flooring flows throughout, complemented by plinth lighting beneath the units to create an ambient evening glow. Underfloor heating, integrated mood lighting, and a dedicated utility room ensure that this space is as functional as it is breathtaking.

Ascending to the first floor, a further double bedroom awaits, airy, stylish, and accompanied by a chic en-suite bathroom and ample eaves storage. This upper space provides both comfort and flexibility, ideal for guests, older children, or those seeking a private workspace.



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Beyond, the rear garden stretches generously, landscaped with a broad expanse of lawn and laid stone terrace that invites al fresco dining and elegant summer gatherings.

Ambient garden lighting adds drama and atmosphere after dusk, transforming the outdoors into an enchanting setting for entertaining or relaxation. Whether hosting soirées or simply reclining in the quiet of your own sanctuary, this outdoor realm elevates the property to a class of its own.

Every element of this home – from the new heating system, electrics, and insulation to the flawless detailing of its interiors – has been curated with an uncompromising commitment to luxury. This is not simply a home; it is a statement of taste, a turnkey lifestyle, and a rare chance to own a property where elegance, comfort, and contemporary design converge in perfect harmony.

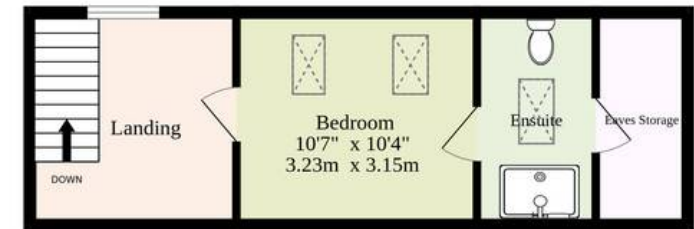


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Ground Floor
1250 sq.ft. (116.1 sq.m.) approx.



1st Floor
289 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 1539 sq.ft. (143.0 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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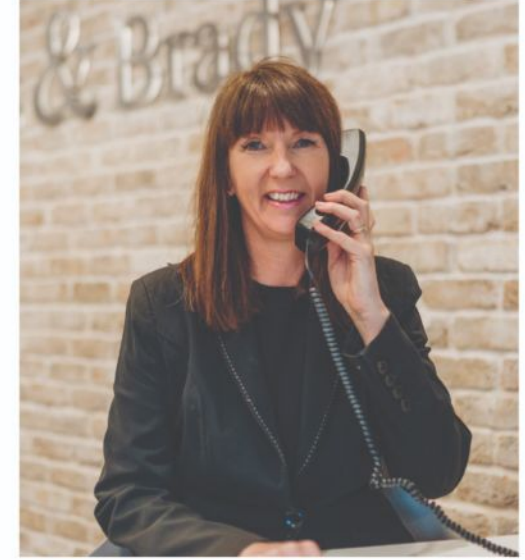
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