



Deep Dene Hall Road, Tharston

Norwich



Minors & Brady

Deep Dene Hall Road

Tharston, Norwich

Set in the village of Tharston, this 70's detached home enjoys a peaceful, elevated position with views across Norfolk's open countryside. Full of natural light and brimming with potential, it blends traditional character, including stained glass windows and a welcoming reception hall, with modern touches such as solar panels. The ground floor offers generous living spaces, including a fireplace-accented living room, flexible study, conservatory, kitchen/breakfast room, utility, and pantry, while upstairs four double bedrooms and two bathrooms provide comfort and privacy. Outside, the wrap-around garden offers a patio, lawn, mature beds, a vegetable patch, and a greenhouse, complemented by a sweeping driveway, double garage, and beautifully maintained front garden, creating a home perfectly suited to relaxed, country living.

Agents Note

Freehold

Septic tank installed in 1971.

Oil central heating.



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- Occupying a prime position, overlooking country fields, this detached residence is located on 1/4 of an acre plot in the Norfolk village of Tharston
- Energy efficient solar panels
- Kitchen/breakfast room fitted with a range of cabinetry, an integrated oven, an induction hob and a large window offering views of the garden
- Spacious living room accentuated by a traditional fireplace, with access into a flexible study and the light-filled conservatory offering panoramic views of the garden
- Formal dining room for occasional gatherings, a functional utility room and a walk-in pantry
- Four double bedrooms, three with built-in wardrobes, offering comfort and privacy
- Family bathroom, a shower room and a ground-floor WC
- Expansive, wrap-around garden offering endless possibilities, featuring a patio for seating, a maintained lawn, established beds and a large vegetable patch
- A flexible, brick-built greenhouse/sunroom and a dedicated plant room for building services
- Exceptional kerb appeal with a sweeping driveway providing ample off-road parking, a beautifully maintained front garden and a double garage for storage options



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Location

Hall Road in the Norfolk village of Tharston is set within a small, close-knit rural community in South Norfolk, roughly 10–12 miles south of Norwich. Local amenities within Tharston itself are limited, with the village hall and St Mary's Church serving as community hubs, and a village pub providing a focal point for social life. For everyday shopping and services, residents often travel just a short distance to Long Stratton, which has convenience stores, cafés, a post office, and other independent shops.

Families living on Hall Road typically access education in surrounding villages. St Mary's Church of England Junior Academy and Manor Field Infant and Nursery School in Long Stratton are the closest options for younger children, while older students generally attend Long Stratton High School.

Transport links reflect the rural nature of the area. Hall Road is easily accessed via local lanes that connect to the A140, providing a direct route to Norwich and Diss. Nearby towns of Wymondham and Norwich offer rail links to regional and national destinations.

The lifestyle on Hall Road is peaceful and family-friendly. Residents enjoy a strong sense of community, countryside walks, and easy access to nearby villages such as Tasburgh, Wacton, and Hapton, where local events, sports clubs, and village activities complement everyday life. Living here offers a balance of tranquility, open space, and practical access to schools, shops, and transport, making it appealing to those seeking a rural Norfolk experience without being completely isolated.



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A grand reception hall immediately welcomes you, its generous proportions framed by traditional stained glass windows that filter soft light into the space. A convenient WC completes the hall, making the entrance both practical and elegant. From here, the heart of the home unfolds.

The kitchen/breakfast room is a bright, inviting space, fitted with a comprehensive range of cabinetry, an integrated oven, and an induction hob. A large window looks out onto the garden, drawing in natural light and connecting indoor and outdoor living. A walk-in pantry and utility room provide practical storage and workspace, keeping the kitchen uncluttered while offering the flexibility required for modern family life.

The living room is generously proportioned and centred around a traditional fireplace, creating a warm focal point for relaxation. Adjoining this is a flexible study, ideal for working from home or as a quiet reading space, and a light-filled conservatory that offers panoramic views across the garden, filling the interior with natural light and extending the living space into the outdoors. For more formal occasions, the dining room provides the perfect setting for occasional gatherings with loved ones.



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Ascending the staircase, a gallery landing provides a spacious and versatile area, perfect for additional furniture, display, or a quiet seating nook. There are four double bedrooms, three with built-in wardrobes, each offering comfort, privacy, and views of the scenic surroundings. The family bathroom and separate shower room are appointed with classic suites, and the potential exists to create an ensuite in one of the rooms, subject to planning permission, allowing for further personalisation.

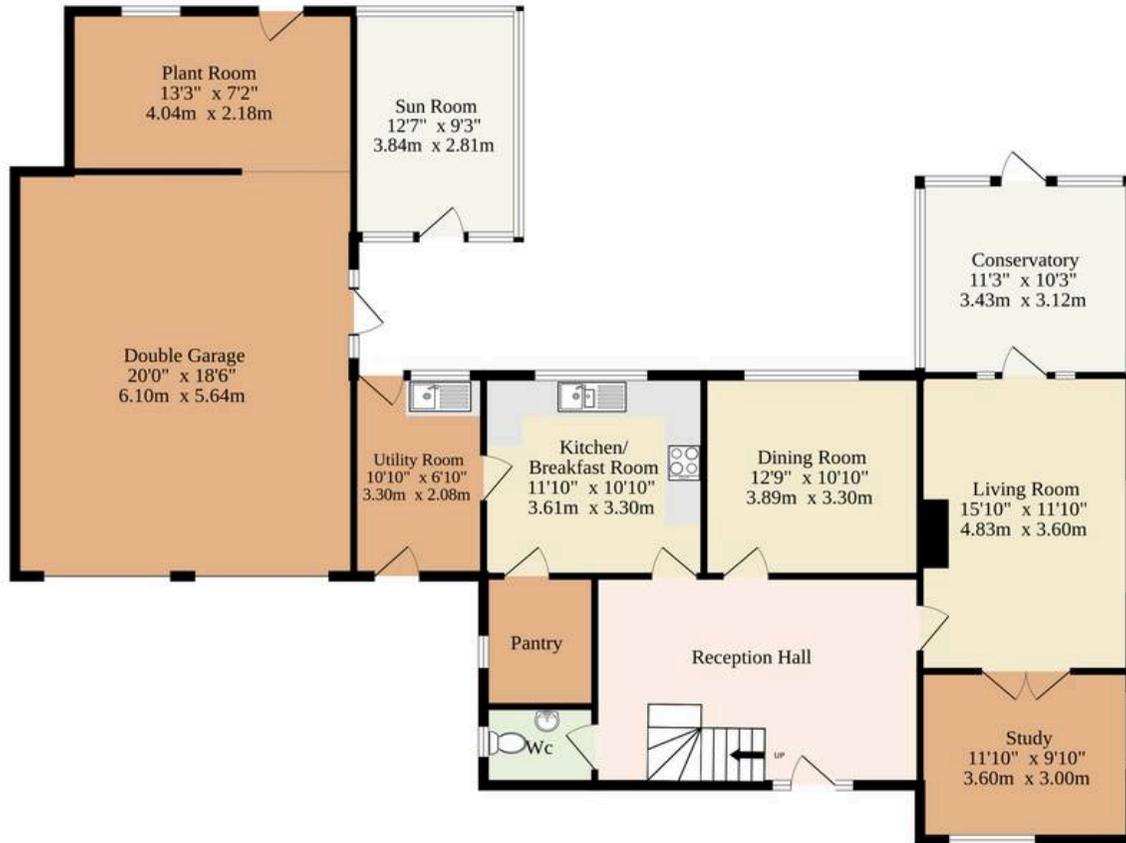
Outside, the property is defined by an expansive, wrap-around garden. A paved patio creates an ideal space for seating arrangements, to enjoy alfresco dining or simply enjoying the quiet location, while the maintained lawn and established planting beds offer both beauty and versatility. A large vegetable patch, brick-built greenhouse/sunroom, and dedicated plant room provide scope for both gardening enthusiasts and practical storage.

The home enjoys exceptional kerb appeal, with a sweeping driveway providing ample off-road parking, a meticulously maintained front garden, and a double garage offering flexible storage options.

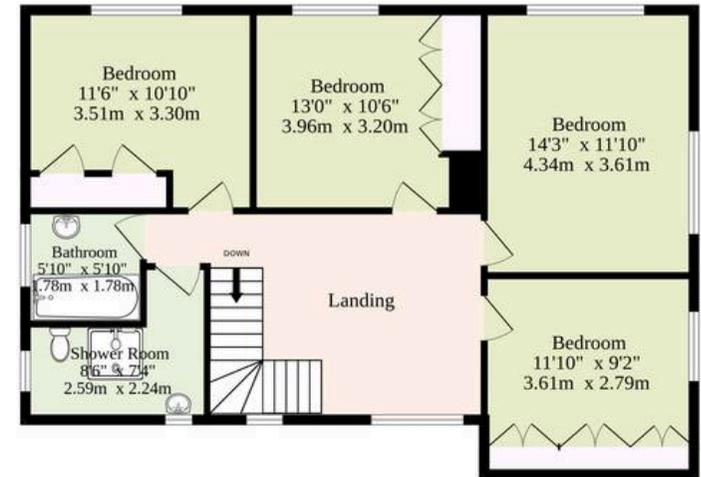
With its combination of light-filled interiors, flexible spaces, and a garden designed for both leisure and lifestyle, it is a property that invites you to create a life as beautiful as its setting.



Ground Floor
1490 sq.ft. (138.4 sq.m.) approx.



1st Floor
888 sq.ft. (82.5 sq.m.) approx.



Total Sqft Includes The Garage.

TOTAL FLOOR AREA : 2378 sq.ft. (220.9 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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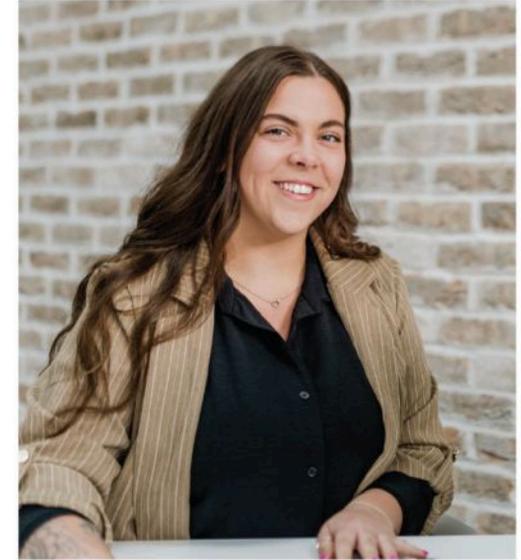
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Meet *Theo*
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