



Corner View, The Lodge Drive, Drayton

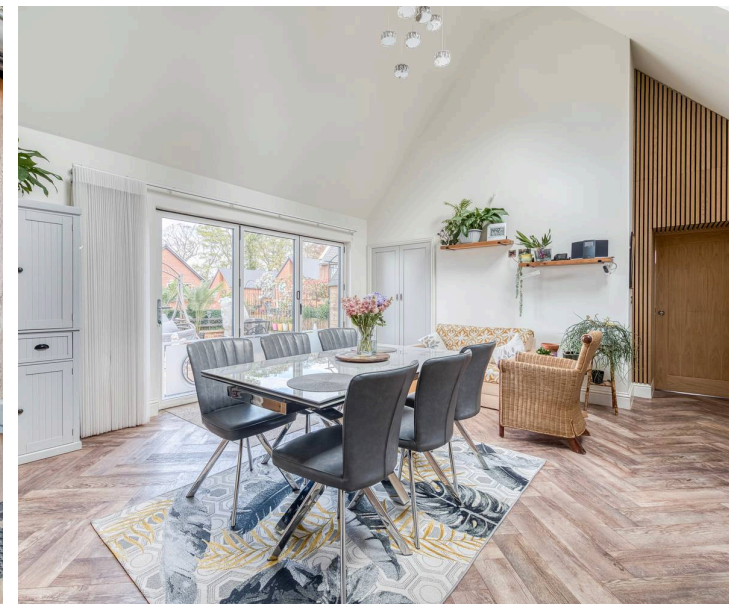
Norwich



Minors & Brady

Corner View at Old Drayton Lodge is a home of outstanding quality, rare exclusivity, and refined character, set within a discreet and highly coveted woodland-edge development. Surrounded by approximately 10 acres of ancient woodland, it offers an exceptional sense of seclusion and privacy. At its heart is a beautifully finished vaulted kitchen and dining space, opening seamlessly onto the garden via full-height bi-fold doors, blending contemporary living with its natural setting. The lounge features a striking original stone window, adding real individuality and architectural charm. Accommodation includes a serene principal suite and versatile additional spaces, all finished to a high standard with consistent quality throughout. Externally, landscaped wrap-around gardens, secure walled boundaries, and private seating areas enhance the exclusivity, while off-road parking adds convenience. Overall, this is a rare opportunity defined by quality and character in a truly private setting.

- Highly exclusive woodland-edge setting within a discreet bespoke development
- Approximately 10 acres of ancient woodland offering exceptional privacy and seclusion
- Striking vaulted kitchen and dining space with high-spec contemporary finishes
- Full-height bi-fold doors opening seamlessly onto the garden for indoor-outdoor living
- Characterful lounge featuring an original stone window as a unique focal point
- Beautifully presented principal bedroom suite with fitted wardrobes and en-suite
- Bespoke entrance hall with fitted storage and high-quality finishes throughout
- Landscaped wrap-around gardens with patio and dedicated seating areas
- Secure walled boundaries with off-road parking for three vehicles





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The Location

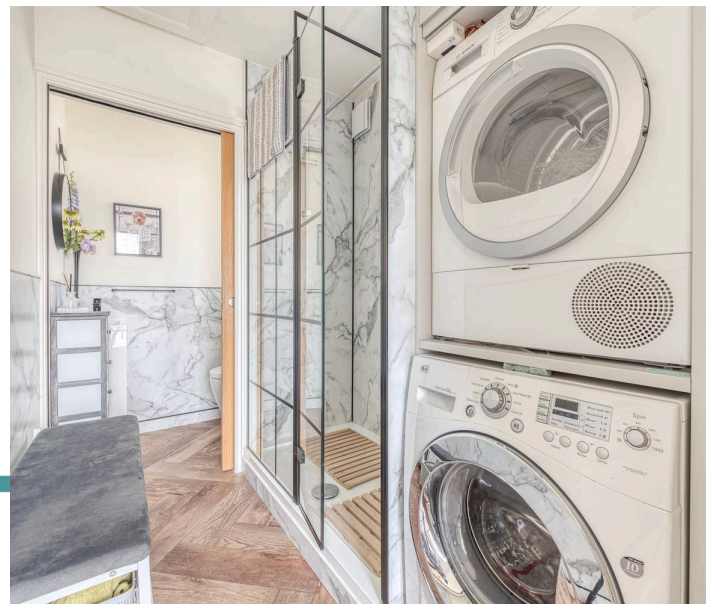
Situated within one of the region's most exclusive developments, this exceptional home enjoys a highly desirable and tranquil setting, surrounded by approximately 10 acres of enchanting historic grounds. The peaceful environment offers a true sense of privacy, while still remaining exceptionally well connected.

Despite its secluded feel, a variety of local amenities are within easy reach. Regular bus routes provide direct access into the city centre, making commuting simple and convenient. For more relaxed moments, nearby cafés and traditional pubs create the perfect setting for weekends and evenings, including The Willows Café, ideal for breakfast and coffee, and both The Cock Inn and The Red Lion, well known for their welcoming atmosphere, excellent Sunday roasts, and outdoor seating areas.

Everyday essentials are close at hand, with a Tesco supermarket and Applegreen fuel station just a short drive away, alongside Drayton Doctors' Surgery for convenient healthcare access. Families are particularly well catered for, with a range of highly regarded primary and secondary schools in the surrounding area.

The property also benefits from excellent road connectivity, with easy access onto the Northern Distributor Road (NDR) within minutes, providing efficient links across the region. The nearby village of Taverham offers an extended range of amenities, including additional supermarkets such as Tesco and Lidl, further schooling options, a doctors' surgery, dentist, shops, and leisure facilities, all contributing to a strong sense of community.

For even wider amenities, Hellesdon is just a short drive away, where you'll find Norwich International Airport within approximately 10 minutes, as well as additional retail, dining, and recreational options. The surrounding area also boasts an abundance of green spaces, perfect for walking, outdoor activities, and enjoying the natural setting.



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Corner View, The Lodge Drive

Drayton, Norwich

The Lodge Drive, Drayton

Old Drayton Lodge, home to the distinguished residence known as Corner View, is a truly exceptional offering set within an exclusive bespoke development in a discreet and highly coveted location. Combining heritage character, architectural quality, and refined contemporary design, this is a home of rare calibre, offering both privacy and distinction in equal measure.

At the heart of Corner View is a striking vaulted kitchen and dining space, beautifully appointed with high-spec contemporary finishes and full-height bi-fold doors opening seamlessly onto the garden. Flooded with natural light, this space forms the true social centre of the home, ideal for both elegant entertaining and relaxed everyday living, with an effortless connection between inside and out.

The welcoming entrance hall, complete with bespoke fitted storage, sets an immediate tone of quality and craftsmanship. From here, the accommodation flows through to a practical utility area and onward into the principal living spaces. The lounge is generously proportioned and rich in character, featuring a striking original stone window as a focal point, along with direct access to the garden, reinforcing the home's strong connection to its natural surroundings.

The principal bedroom suite provides a serene setting, complete with fitted wardrobes and a stylish en-suite shower room finished with sleek modern fittings. A further bedroom offers additional comfort, while the lower-level space provides valuable versatility for study, storage, or creative use.



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Externally, Corner View continues to impress, with off-road parking for three vehicles and beautifully landscaped wrap-around gardens designed for both relaxation and entertaining.

Featuring manicured lawn, patio areas, dedicated seating spaces, external storage and a rainwater reservoir, the gardens are enclosed within a secure walled boundary, ensuring exceptional privacy.

Corner View represents a rare opportunity to acquire a home of true presence and refinement, set within an exclusive woodland-edge setting. A residence defined by elegance, seclusion, and high-spec contemporary living within a deeply private and highly sought-after environment.

Agents Note

This property will be sold leasehold, 999 years from 12th December 2022.

Connected to mains water, electricity and drainage, alongside air-source heat pump.

Maintenance: £900 paid annually, however not yet payable.

Please note: the extension for the property is timber-framed.



Basement Level
345 sq.ft. (32.1 sq.m.) approx.

Ground Floor
980 sq.ft. (91.0 sq.m.) approx.



TOTAL FLOOR AREA : 1325 sq.ft. (123.1 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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