



The Willows The Street, Wramplingham

Wymondham

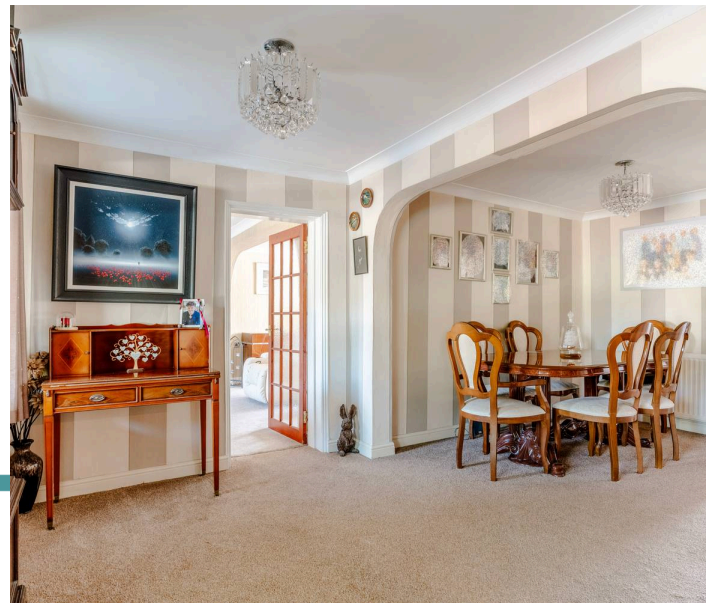


Minors & Brady

The Willows The Street

A truly standout countryside home combining luxury living with exceptional flexibility, complete with a detached two-bedroom annexe and far-reaching field views. Set on a plot approaching three quarters of an acre (STMS) in the sought-after village of Wrampingham, the property enjoys uninterrupted field views to the rear. A large gated tarmac driveway leads to a double garage with workshop space, while the beautifully designed grounds include a heated swimming pool, koi pond and generous outdoor entertaining areas. Inside, the main home provides expansive and flexible living accommodation with multiple reception rooms, a well-appointed kitchen/diner and four double bedrooms. The self-contained annexe benefits from its own modern heating system powered in part by solar panels, making it ideal for multi-generational living or income potential. Further scope exists to extend the home, loft space or develop part of the plot (STPP), making this a rare opportunity to acquire a home with both immediate appeal and long-term potential.

- Substantial countryside home with detached two-bedroom self-contained annexe
- Plot approaching 0.75 acres (STMS) with uninterrupted field views
- Heated swimming pool and beautifully designed outdoor entertaining spaces
- Extensive gated driveway with ample parking and double garage with workshop
- Four double bedrooms and multiple flexible reception rooms
- Well-appointed kitchen/diner forming the heart of the home
- Annexe with modern heating system partly powered by solar panels
- Potential to extend, develop or utilise loft space (STPP)
- Sought-after village location with excellent access to Norwich and A11
- Energy-enhancing features including solar panels and efficient systems





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The Location

Situated in the highly regarded village of Wrampingham, this location offers a truly desirable balance of countryside tranquillity and exceptional connectivity. Surrounded by open Norfolk landscapes, the village provides a peaceful and picturesque setting, while remaining conveniently close to everyday amenities and key transport links.

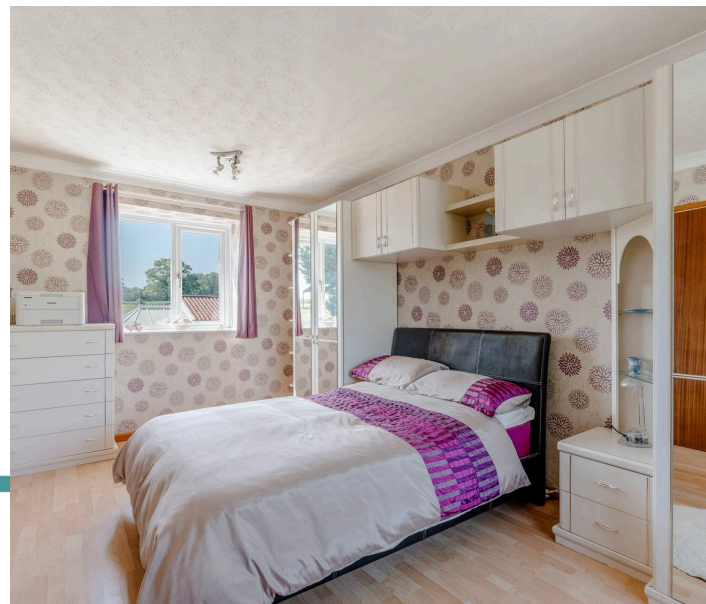
The nearby market town of Wymondham, just a short distance away, offers a range of facilities including a Waitrose supermarket, independent shops, cafés, and well-regarded schooling, including Wymondham College and Wymondham High School.

For commuters, the area is particularly well placed, with easy access to the A11 providing a direct route towards London, while the nearby A47 offers connections to the Midlands and the North. Norwich, located approximately 7.5 miles away, along with access to both domestic and international travel via Norwich Airport.

Rail services from the area include regular connections to London Liverpool Street, as well as onward links to Cambridge and beyond.

The surrounding villages, including Barford and Barnham Broom, further enhance the appeal of the area, offering reputable primary schooling and a strong sense of community. The location is also ideally positioned for access to major employers and institutions on the south-western side of Norwich, including the Norfolk and Norwich University Hospital, the University of East Anglia, and the John Innes Centre.

In addition, Norwich itself is home to a selection of highly regarded independent schools, particularly along Newmarket Road, adding to the area's appeal for families seeking excellent educational options.



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Wrampingham, Wymondham

The Street, Wrampingham

Set within the heart of the highly regarded village of Wrampingham, this substantial and beautifully appointed residence offers a rare blend of space, privacy and versatility, occupying grounds approaching three quarters of an acre (STMS).

Backing onto open countryside, the property enjoys uninterrupted field views to the rear, creating a peaceful rural setting while still remaining accessible to nearby amenities.

Approached via a large, sweeping tarmac driveway with gated access, the sense of arrival is immediate. The driveway provides extensive off-road parking for multiple vehicles and leads to a double garage, which also benefits from a boarded loft space accessed via a ladder, along with workshop/bench areas and additional storage facilities to the rear.

The front grounds are thoughtfully designed for ease of maintenance, incorporating high-quality artificial lawn, decorative stonework and striking water features, all supported by an automatic irrigation system.

The principal residence offers generous and flexible living accommodation throughout. A welcoming entrance hall leads to three well-proportioned reception rooms, ideal for both family living and entertaining.



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Wramplingham, Wymondham

The main sitting room and additional reception spaces provide versatility for formal and informal use, while the kitchen/diner forms a central hub of the home, fitted with integrated appliances, ample storage and a practical breakfast bar.

A separate dining room sits adjacent, complemented by a utility room and a contemporary ground floor shower room.

To the first floor, four well-sized double bedrooms are accessed from a spacious landing. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom featuring a jacuzzi bath and a pressurised water system, enhancing comfort and practicality.

Externally, the rear gardens continue to impress, having been designed with both enjoyment and low maintenance in mind. A heated swimming pool forms a focal point of the outdoor entertaining space, accompanied by generous decking and seating areas.

A well-stocked koi pond, complete with advanced filtration and UV system, adds further visual appeal, while open views across the fields beyond provide a tranquil backdrop. The entire garden benefits from careful landscaping, weed-suppressing layers and an automated watering system.



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A standout feature of the property is the detached, self-contained two-bedroom annexe, positioned discreetly within the grounds. This versatile accommodation is ideal for multi-generational living, guest use or potential income generation such as holiday letting.

The annexe includes its own facilities and has recently benefited from the installation of a Scandinavian-style heating system (installed December 2025), known for its efficiency and powered in part by the property's solar panels, which contribute towards reduced running costs.

The grounds also present further opportunity. A significant section of the plot, positioned to the side of the main driveway and extending approximately 60 metres in depth, offers potential for further development or extension of the existing dwelling, subject to the necessary planning permissions. There may also be scope to extend into the loft space, again subject to the relevant consents.

Additional features include CCTV coverage across the property with recording capabilities, solar panels contributing to energy efficiency, and a variety of useful outbuildings including a log store and garden sheds.

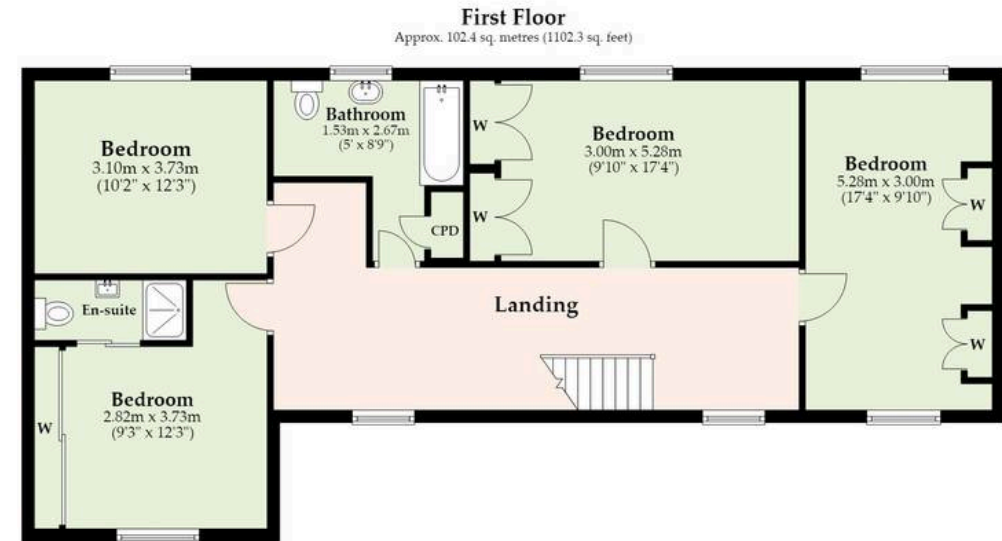
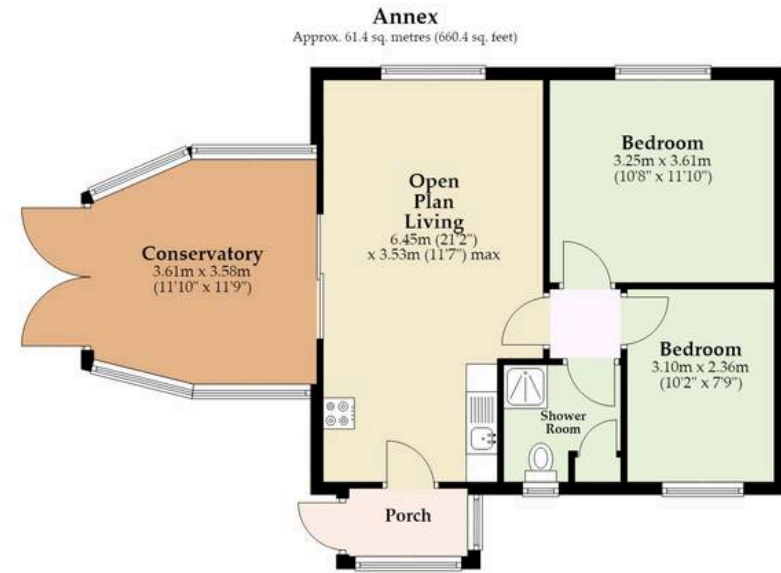
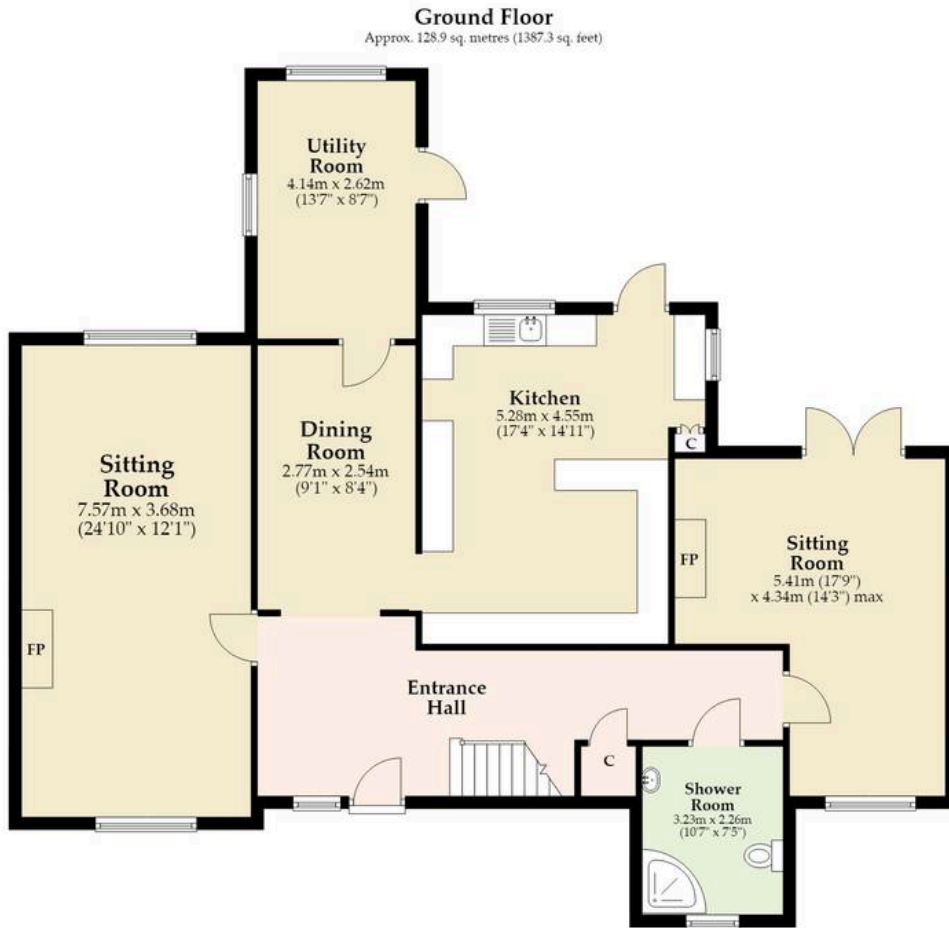
This is a home that offers not only impressive existing accommodation but also the flexibility to adapt and grow, all within a sought-after village setting. A truly individual property that must be viewed to be fully appreciated.

Agents Note

This property will be sold freehold and connected to oil-fired heating, mains water, electricity, and septic tank.



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Total area: approx. 292.6 sq. metres (3150.0 sq. feet)

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.
Plan produced using PlanUp.

Dreaming of this home? Let's make it a reality



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