



FARNDALE

Farndale The Avenue, Wroxham

Norwich



Minors & Brady

A prestigious self-build, thoughtfully created in a setting long admired and rarely matched. Set within the highly regarded Avenues in Wroxham, Farndale occupies a position that already carried a sense of presence and desirability long before the home itself was conceived. Commissioned as a bespoke build in 2011, it was carefully designed to honour its surroundings while introducing a home of scale, quality and individuality. From its striking approach and sense of arrival, the property immediately establishes both confidence and refinement. Inside, the accommodation has been arranged with balance and intention, blending elegant detailing with modern practicality. The result is a home that feels both established and contemporary, equally suited to family life and entertaining. Farndale stands as a rare offering, combining location, design and presence in a way that is seldom available.

- Prestigious positioning within Wroxham's highly sought-after Avenues, a location where homes rarely become available
- Bespoke self-build residence, designed with longevity, quality and individuality in mind
- Striking split staircase creating a grand and memorable first impression
- Sweeping private driveway framed by brick pillars, delivering a strong sense of arrival and presence
- Elegant and well-proportioned reception rooms, enhanced by ceiling roses and seamless garden access via bi-fold doors
- Contemporary kitchen and family space featuring contrasting island, NEFF appliances and abundant fitted storage
- Luxurious principal suite complete with dressing area and a high-specification en suite with Victoria & Albert bath
- Private, landscaped gardens with a wraparound terrace, ideal for outdoor dining, entertaining and family enjoyment
- Modern convenience throughout including lift access, double garage, extensive parking, and integrated security systems





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## The Location

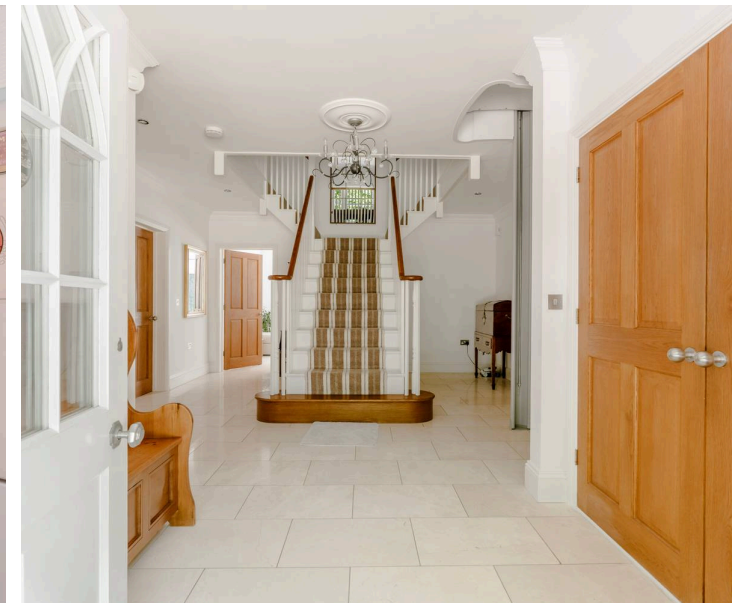
The Avenue is widely regarded as one of Wroxham's most desirable residential roads, known for its established setting, attractive homes and close proximity to both the village centre and the surrounding natural landscape. Positioned within the heart of the Broadland area, Wroxham offers a superb balance of day-to-day convenience and lifestyle appeal, with a range of independent shops, cafés, a post office, doctors' surgery and well-regarded schools all within easy reach.

Often referred to as the "Capital of the Broads," Wroxham sits at the centre of the Norfolk Broads National Park, an area of exceptional natural beauty defined by its waterways, open skies and abundant wildlife. The nearby river and surrounding countryside provide a wealth of leisure opportunities, from boating and paddleboarding to walking and cycling, with the Norfolk Yacht Club also close by for those with an interest in sailing.

The property's setting further enhances its appeal, with the waterside just a short stroll away and the village centre, railway station and local amenities all within a mile. Wroxham's train station provides regular services into Norwich, making it a practical choice for commuters, while road links ensure straightforward access to the wider area.

Norwich, approximately 7 miles to the south, offers a vibrant mix of shopping, dining and cultural attractions, alongside a strong business community and well-regarded education facilities, including the University of East Anglia. The city also provides mainline rail services to London Liverpool Street and access to Norwich International Airport.

For those drawn to the coast, the sandy beaches of North Norfolk can be reached within around 30 minutes by car, while a range of golf courses and leisure facilities are also found nearby. Altogether, this is a location that combines the charm of waterside living with connectivity and convenience, offering a lifestyle that is both relaxed and well-connected.



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## Farndale, The Avenues, Wroxham

Set along one of Wroxham's most established and sought-after addresses, The Avenues is a location where homes seldom change hands, making this a rare opportunity to acquire a residence of genuine presence and distinction.

Farndale is introduced with quiet confidence. Two half-height brick pillars frame the entrance to the signposted driveway, setting an immediate tone of understated elegance. Beyond, a generous sweep of driveway unfolds, creating a true sense of arrival and hinting at the scale and quality beyond.

Constructed in 2011 as a bespoke self-build, the home was thoughtfully commissioned by the current owner, having previously enjoyed many years at neighbouring Cranbrook. Designed with longevity, comfort and visual harmony in mind, the result is a substantial detached residence extending to over 3,300 sq ft, finished with consistent attention to detail throughout.

The approach continues into a welcoming entrance porch, offering a moment of transition before stepping through a second door into the main hall.

Inside, the home immediately reveals its individuality, where a striking split staircase rises ahead. It ascends before branching gracefully into two, creating symmetry and architectural interest rarely found in modern homes, whilst setting the tone for the space and quality that continues throughout.



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The ground floor has been carefully arranged to balance function with elegance. The study provides a refined and practical environment, complete with bespoke fitted shelving and storage, ideal for books, décor or display, with subtle spotlighting enhancing the overall atmosphere.

The sitting room offers a more classical feel, beautifully proportioned and dual aspect, with decorative ceiling roses adding character overhead. Full-height bi-fold doors open seamlessly onto the garden, allowing the space to extend outward during warmer months and creating a natural connection between inside and out.

Additional reception spaces include a family room and formal dining room, offering flexibility for both everyday living and entertaining, ensuring the home adapts effortlessly to changing needs.

At the heart of the home lies the kitchen, breakfast and family space, designed with both visual impact and practicality in mind. Gloss cabinetry in a light finish is paired with a contrasting darker central island, creating a sense of depth, while chrome fixtures and fittings add a refined finish.

High-quality NEFF appliances are integrated throughout, including a hob with extractor above, ensuring the space is as functional as it is stylish. Storage has been thoughtfully incorporated, with an abundance of fitted solutions enhancing everyday usability.



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Spotlighting runs throughout the kitchen and family area; however, the natural light that floods the space ensures these are rarely needed during the day, with the room maintaining a bright and uplifting feel until the evening draws in.

A separate utility and boot room continues the home's practical design, providing additional storage and convenience, while a ground floor WC completes the layout.

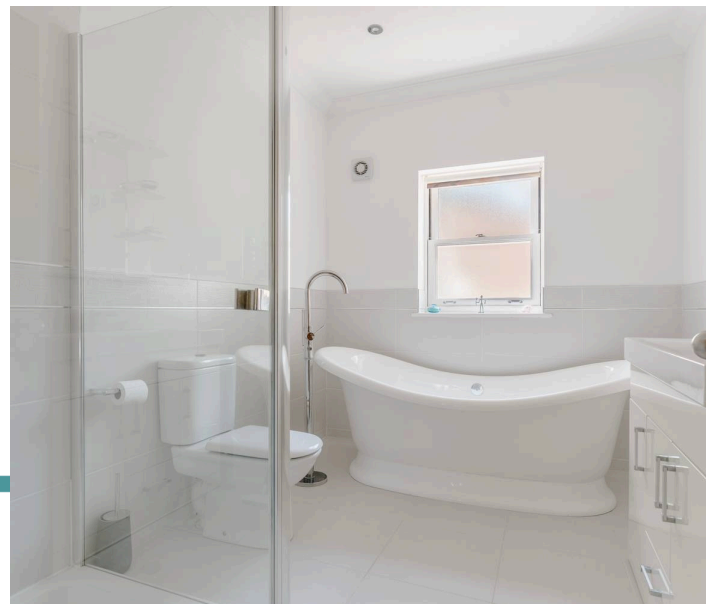
Finishes throughout the property are consistent and of a high standard. Marble tiled flooring flows through the hallway, kitchen and utility areas, while oak internal doors and wood flooring to the principal reception rooms introduce warmth and balance.

Underfloor heating extends across the ground floor, enhancing comfort, while timber sash double-glazed windows with fitted shutters successfully combine traditional styling with modern efficiency.

A discreetly integrated lift provides access to the first floor alongside the staircase, offering flexibility and accessibility while remaining unobtrusive, and can be removed if preferred.

Upstairs, a spacious galleried landing enhances the sense of openness, incorporating a further study area and continuing the home's feeling of flow.

The principal suite has been designed as a private retreat, offering a dressing area and a luxurious four-piece en suite, complete with a freestanding Victoria & Albert bath, separate shower and premium fittings.



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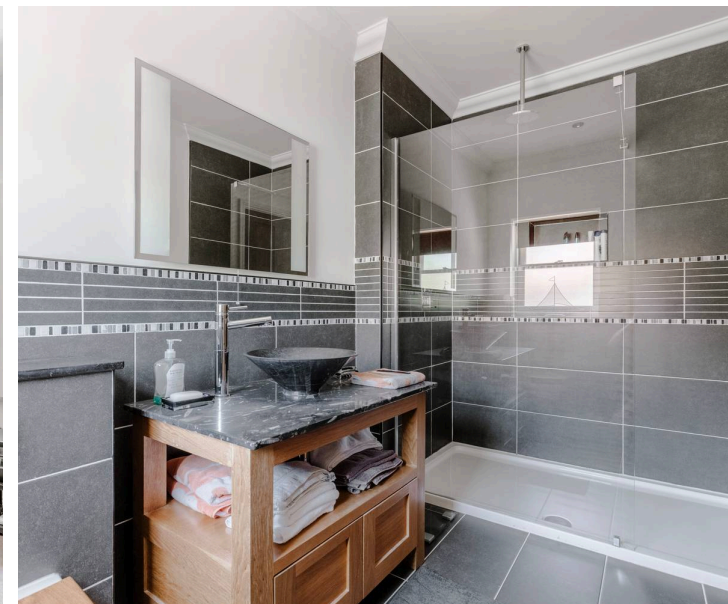
Wroxham, Norwich

Three further double bedrooms are thoughtfully arranged across this level, two benefitting from fitted wardrobes and one enjoying its own en suite. A beautifully appointed family bathroom serves the remaining bedrooms, finished to the same high standard and featuring a freestanding roll-top bath.

The property is currently configured as a four-bedroom home but was designed with future adaptability in mind. The loft space benefits from a structural floor and generous head height, presenting clear potential for the creation of further accommodation, such as additional bedrooms and a bathroom, subject to the necessary works.

The grounds of Farndale offer a sense of privacy and calm, thoughtfully arranged to feel both enclosed and open. The rear garden is predominantly laid to lawn, with established shrubs and planting softly outlining the boundaries, creating a natural and attractive setting.

A terrace wraps around the rear of the home, providing an ideal space for outdoor dining, entertaining and seasonal gatherings. With multiple access points from both the sitting room and family room, the garden becomes a seamless extension of the living space, perfectly suited to summer occasions, relaxed evenings and safe, enclosed enjoyment.



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The property offers extensive parking via a large driveway suitable for numerous vehicles, complemented by a detached double garage with a remote-controlled door. CCTV and alarm systems are also in place, enhancing both practicality and peace of mind.

## Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.





Total area: approx. 310.7 sq. metres (3343.9 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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