



Woodleigh House Norwich Road, Necton

Offers Over £850,000

Minors & Brady



Woodleigh House Norwich Road

Necton, Swaffham

A one-of-a-kind home where wide skies, open fields and complete privacy create a lifestyle many dream of but few ever find, this beautifully refurbished five-bedroom country residence offers an exceptional blend of rural tranquillity and modern comfort. Set within two acres (stms) of secure, landscaped grounds with woodland, raised beds, livestock pens and panoramic views in every direction, it delivers the freedom of true countryside living while remaining just minutes from Swaffham and within easy reach of Norwich and the coast. Inside, the home is warm, uplifting and thoughtfully improved, featuring a bright shaker-style kitchen with a central island and breakfast station, three generous reception rooms, four private en-suites and a newly renovated family bathroom. Extensive garaging and workshop space provides exciting scope for an annexe, studio or holiday accommodation, while bespoke electric gates, commercial-grade CCTV and high-spec fencing ensure complete peace of mind. This is a property designed for those seeking space, security, nature and a deeply enriching way of life, a private world of its own, ready to be enjoyed.

- One-of-a-kind five-bedroom country home set within approximately two acres (stms) of private, landscaped grounds
- Panoramic rural setting with uninterrupted views across open farmland and wide Norfolk skies
- Secure grounds featuring bespoke electric gates, high-spec fencing and commercial-grade CCTV
- Extensive garaging and workshop complex with scope for annexe, studio or additional accommodation (subject to consents)
- Bright shaker-style kitchen with central island, breakfast station and far-reaching countryside outlooks
- Three generous reception rooms offering flexible living, entertaining and relaxation spaces





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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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Necton

Necton sits at the heart of rural Norfolk, a village defined not by bustle or spectacle but by the steady, grounded quality of life that comes from living amid open countryside, established community and far-reaching skies. Positioned between Swaffham and Dereham, and within easy reach of Norwich, it offers a balance of tranquillity and convenience that continues to draw those seeking space, privacy and a more measured pace of living.

Necton itself is a village with deep roots and a strong



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Ground Floor
Approx. 304.8 sq. metres (3286.6 sq. feet)



First Floor
Approx. 97.7 sq. metres (1051.8 sq. feet)



Total area: approx. 402.5 sq. metres (4332.5 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 PlanIt3D.

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