



2 Tud Lane, Honingham

Norwich



Minors & Brady

2 Tud Lane

Where the rhythm of the river quietly shapes daily life, this impressive four-bedroom detached chalet sits discreetly along a private road shared by just three homes in the sought-after village of Honingham. The property enjoys a peaceful setting backing directly onto the River Tud, offering a rare blend of natural beauty and village convenience just west of Norwich. Generous internal accommodation is arranged with flexibility in mind, including a spacious lounge with wood burner, an open-plan kitchen and family room, and a useful ground-floor bedroom or study. Three further bedrooms sit on the first floor, led by a substantial principal suite with its own en-suite, complemented by a modern family shower room. Outside, a gated driveway provides ample off-road parking and leads to a detached cart lodge. The rear garden is a true highlight, with a large patio, long lawn and mature planting that gently frames the river beyond. Altogether, the home delivers space, privacy and a setting that feels both grounded and quietly special.

- Set along a private road serving just three properties, offering a peaceful and secluded position
- Four-bedroom detached chalet with flexible accommodation, including a ground-floor bedroom or study
- Sought-after village location in Honingham, just west of Norwich
- Spacious entrance hall creating an immediate sense of scale and arrival
- Large lounge featuring a character brick fireplace with wood-burning stove
- Bright open-plan kitchen and family room designed for modern living and entertaining
- Principal bedroom with en-suite, complemented by a contemporary family shower room
- Gated private driveway providing ample off-road parking and access to a detached cart lodge





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2 Tud Lane

Honingham, Norwich

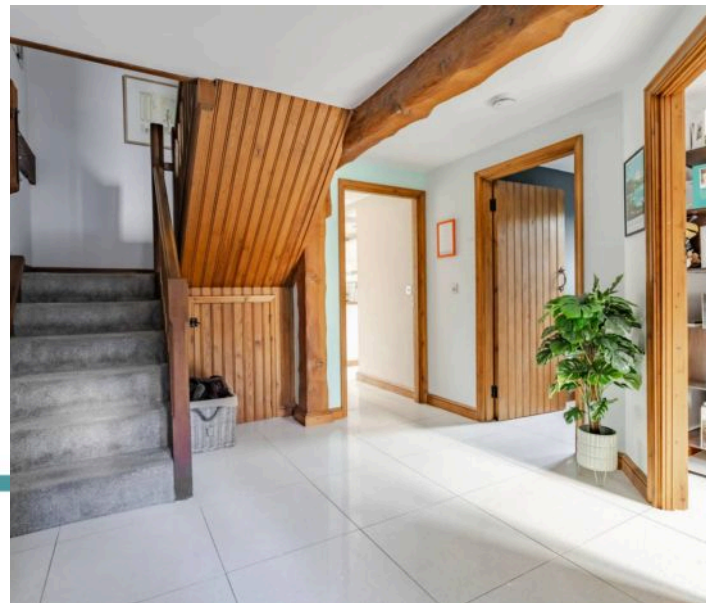
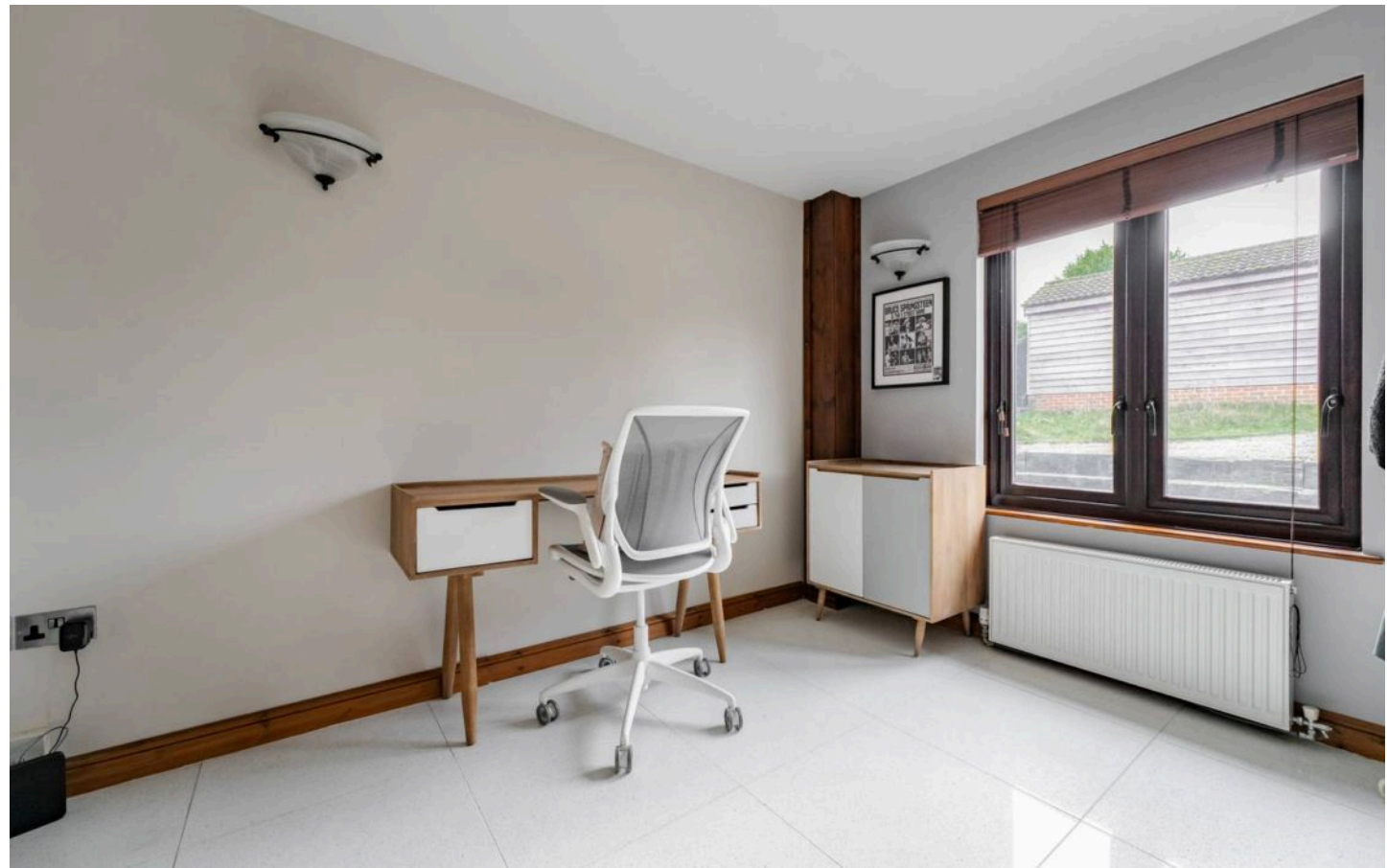
The Location

This home is situated in the highly regarded village of Honingham, a well-connected yet distinctly rural community located approximately 8 miles west of Norwich, with convenient access via the A47 trunk road.

Honingham is known for its strong village identity, attractive countryside surroundings, and excellent local amenities that make it a desirable place to live.

At the heart of the village is The Honingham Buck, a beautifully restored public house that serves as a popular social hub for residents and visitors alike, offering a welcoming atmosphere, quality food, and a much-loved beer garden during the warmer months. The village is also home to The Goat Shed, an award-winning farm shop and deli that has gained widespread recognition for its locally produced goods, artisan foods, and celebrated goat's cheese, as well as on-site holiday accommodation.

Honingham benefits from a peaceful setting surrounded by open Norfolk countryside, with a variety of footpaths and quiet lanes ideal for walking, cycling, and enjoying the outdoors. Despite its rural feel, the village is exceptionally well placed for amenities and commuting. Longwater Retail Park is just 3 miles away, providing a wide selection of shops, supermarkets, and everyday conveniences, while the sought-after market town of Wymondham lies approximately 7 miles to the south, offering historic charm, schooling, independent shops, and rail links.



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2 Tud Lane

Honingham, Norwich

Tud Lane, Honingham

Tucked away along a private road shared by just three homes, this beautifully positioned four-bedroom detached chalet enjoys a rare sense of peace and space, with the River Tud forming a stunning natural backdrop. Located in the highly regarded village of Honingham, just west of Norwich, the setting combines countryside calm with everyday convenience.

The house makes an immediate impression on arrival, with a gated private driveway providing generous parking and leading to a detached cart lodge. Steps rise through landscaped frontage to the front door, setting the tone for what is a surprisingly spacious and welcoming home.

Inside, the large entrance hall creates a real sense of arrival and connects effortlessly to the main living spaces. The lounge is a standout room, full of light and character, centred around a striking brick fireplace with a wood-burning stove.

Patio doors open directly onto the rear garden, making this a room that works just as well for cosy evenings as it does for summer entertaining.

At the heart of the home sits a generous open-plan kitchen and family room, designed for modern living and everyday connection. With multiple windows overlooking the garden and doors opening to the side patio, this is a bright, sociable space where cooking, dining and relaxing naturally come together.

A large utility room sits neatly off the kitchen, keeping practical day-to-day tasks tucked away, while a ground-floor cloakroom adds further convenience.



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Honingham, Norwich

The layout is flexible and well considered, with a fourth bedroom on the ground floor that works equally well as a home office or guest room. Upstairs, three further bedrooms are well proportioned, including an impressive principal bedroom that spans the width of the house and benefits from its own en-suite bathroom.

A stylish family shower room completes the first floor, finished with a contemporary feel.

Outside, the rear garden is truly special. A broad patio area leads onto a long stretch of lawn framed by picket fencing, mature trees and established planting, creating a sense of privacy and depth.

With a shed and uninterrupted views across the River Tud, it's a garden that invites slow mornings, outdoor dining and quiet moments by the water, a rare lifestyle feature that's hard to replicate.

Altogether, this is a home that offers space, setting and a strong connection to its surroundings, ideal for those seeking village life with a touch of something special.

Agents Note

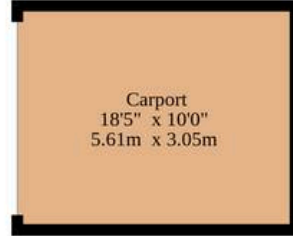
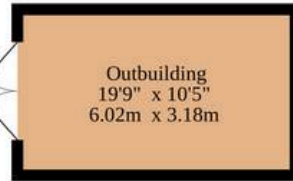
This property will be sold freehold.

Connected to mains water, electricity and drainage, alongside oil-fired heating.



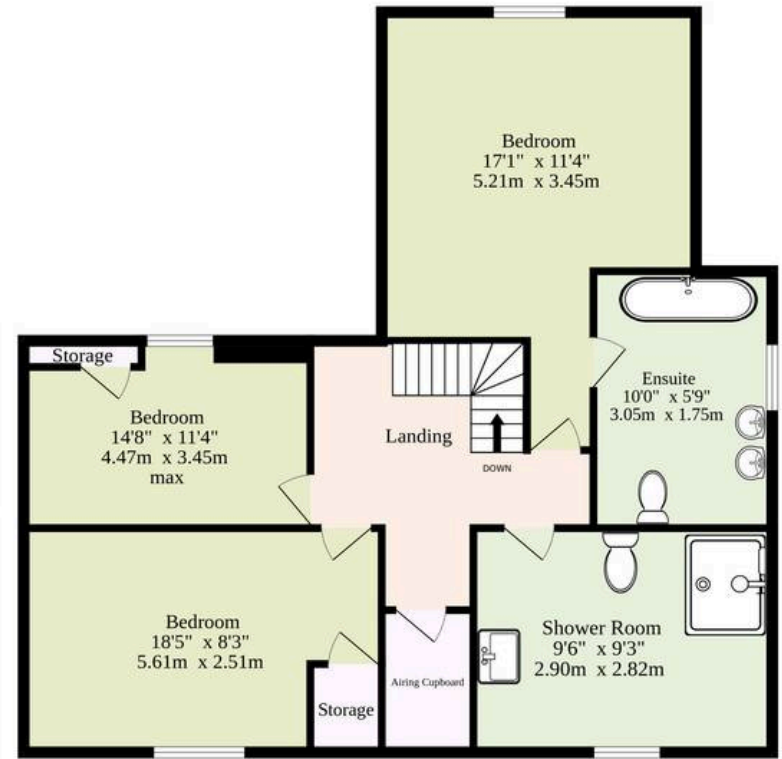
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Ground Floor
1197 sq.ft. (111.2 sq.m.) approx.



Including Outbuilding

1st Floor
714 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 1911 sq.ft. (177.5 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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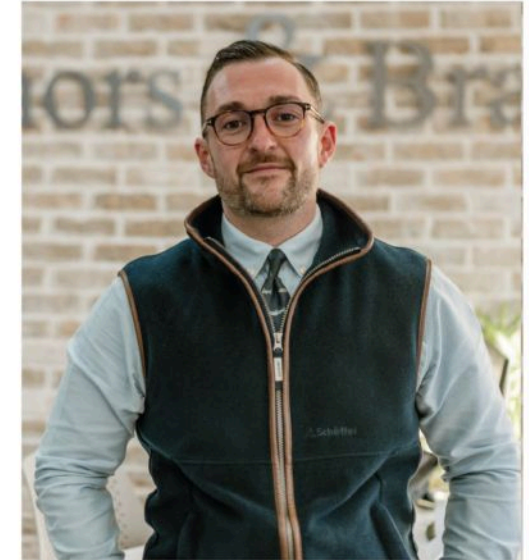
Dreaming of this home? Let's make it a *reality*



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