



9 Meadow Lane, Southrepps

Minors & Brady



9 Meadow Lane

Southrepps, Norwich

A beautifully crafted detached home combining high-end finishes, impressive energy efficiency and superb family living. Designed and built for the current owners, the property centres around a stunning open-plan kitchen/dining room with bespoke units, oak worktops and integrated appliances, creating the perfect space for everyday life and entertaining. A dual-aspect sitting room with wood burner and a quality hardwood conservatory overlooking the garden provide excellent additional living space. Upstairs, four double bedrooms include a generous principal suite with en-suite shower room. Outside, the private south-westerly facing landscaped garden enjoys a covered oak pergola seating area and views towards the church. Underfloor heating throughout, powered by an air source heat pump, together with solar panels and an EPC Rating B, complete this exceptional home.

- Bespoke kitchen/diner with oak worktops and integrated appliances
- Four double bedrooms including a spacious principal suite
- Air source heat pump with underfloor heating throughout
- EPC Rating B with solar panels and feed-in tariff income
- Elegant sitting room with wood burner and feature fireplace
- Hardwood conservatory with self-cleaning glass roof system
- High specification finish with extensive oak detailing throughout
- Private south-westerly garden with covered oak pergola seating
- Attached garage with internal access and conversion potential
- Exceptional owner-built home designed for modern family living





9 Meadow Lane

The Location

Meadow Lane enjoys a wonderfully central position within the highly sought-after village of Southrepps, one of North Norfolk's most desirable villages, known for its strong sense of community, attractive surroundings and excellent local amenities.

The village offers an impressive range of facilities for a village of its size, including a well-regarded primary school, village shop, public house, village hall and recreational facilities, all contributing to its thriving and welcoming atmosphere. Residents can enjoy the convenience of having everyday essentials close at hand, with many amenities accessible on foot from the property.

For those who enjoy dining out, Southrepps is ideally positioned for some of North Norfolk's most acclaimed destinations. The renowned Vernon Arms can be reached on foot, while both The Suffield Arms and the ever-popular Gunton Arms are just a short drive away, offering excellent food and dining experiences in characterful settings.

The area is perfectly placed for exploring the stunning North Norfolk coastline, with the seaside towns of Cromer, Overstrand and Mundesley all within easy reach. Beautiful beaches, scenic coastal walks and an abundance of outdoor pursuits are readily available, while the surrounding countryside provides equally appealing opportunities for walking, cycling and enjoying the outdoors.

Despite its peaceful village setting, Southrepps remains well connected. Gunton railway station is located nearby and provides direct services into Norwich, where onward rail connections to London make the area a practical choice for commuters seeking a balance between rural living and accessibility.



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Meadow Lane, Southrepps

Occupying an enviable position within an exclusive development of individually designed homes, this exceptional detached four-bedroom residence has been thoughtfully crafted to combine high-quality finishes, impressive energy efficiency and versatile family living. Built by respected local craftsmen to exacting standards for the current owners, the property offers spacious and beautifully presented accommodation throughout.

At the heart of the home is a superb open-plan kitchen and dining space, designed with both everyday living and entertaining in mind. Bespoke cabinetry is complemented by solid oak worktops and a range of integrated appliances, creating a practical yet elegant environment. Recent lighting upgrades further enhance the space, while generous proportions provide ample room for family dining and social gatherings. Oak bi-fold doors can be opened to connect seamlessly with the adjoining living areas, offering excellent flexibility when entertaining.

The dual-aspect sitting room is a warm and inviting space, centred around an attractive red brick fireplace with wood-burning stove. Natural light floods the room from multiple aspects, creating a welcoming atmosphere throughout the seasons.



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Adding further versatility is the impressive solid wood conservatory, featuring a self-cleaning glass roof, thermally controlled vents and rain sensors. Enjoying delightful views across the garden, this beautifully designed room provides an additional year-round living space whilst also benefiting from direct internal access to the garage.

The quality of finish throughout the property is immediately evident, with engineered oak flooring, oak internal doors, skirting boards and architraves creating a sense of continuity and craftsmanship. Splayed window reveals to the front-facing windows add a distinctive architectural detail, further enhancing the home's character.

Upstairs, a spacious landing leads to four generously proportioned double bedrooms. The principal suite enjoys a large en-suite shower room and attractive views towards the church, while all bedrooms are comfortable doubles, making the accommodation ideally suited to both family life and visiting guests. A well-appointed family bathroom serves the remaining bedrooms.

A particular highlight of the property is its commitment to energy efficiency. The home boasts an impressive EPC Rating B and benefits from an air source heat pump supplying underfloor heating throughout both the ground and first floors. Zoned thermostatic controls allow individual room temperature management, providing excellent comfort and efficiency.



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In addition, ten solar panels contribute towards reduced running costs and benefit from feed-in tariff payments.

Outside, the landscaped rear garden has been carefully designed to create a private and low-maintenance outdoor retreat. Enjoying a sunny south-westerly aspect, the garden is well screened by mature hedging and is not overlooked, offering a high degree of privacy. A raised lawn, attractive planted areas and a covered seating space beneath an oak pergola create the perfect setting for outdoor dining and relaxation, while views towards the village church add to the appeal.

Completing the property is an attached garage with internal access and potential for conversion, subject to the necessary consents, together with driveway parking. Combining quality craftsmanship, spacious accommodation and excellent energy credentials, this is a superb home designed for modern family living.



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Agent's Note

Tenure: Freehold.

Services: The property is served by an air source heat pump, bottled Calor gas, mains electricity and mains drainage. Please note there is no mains gas connection.

Planning: Buyers should be aware that a planning application is currently pending consideration on the neighbouring plot for the construction of a single five-bedroom detached dwelling. The proposed dwelling is positioned centrally within the adjoining plot and not directly on the boundary with the property. Further details are available upon request.

Additional Information: The area of land to the rear of the property is subject to covenants and an overage clause.

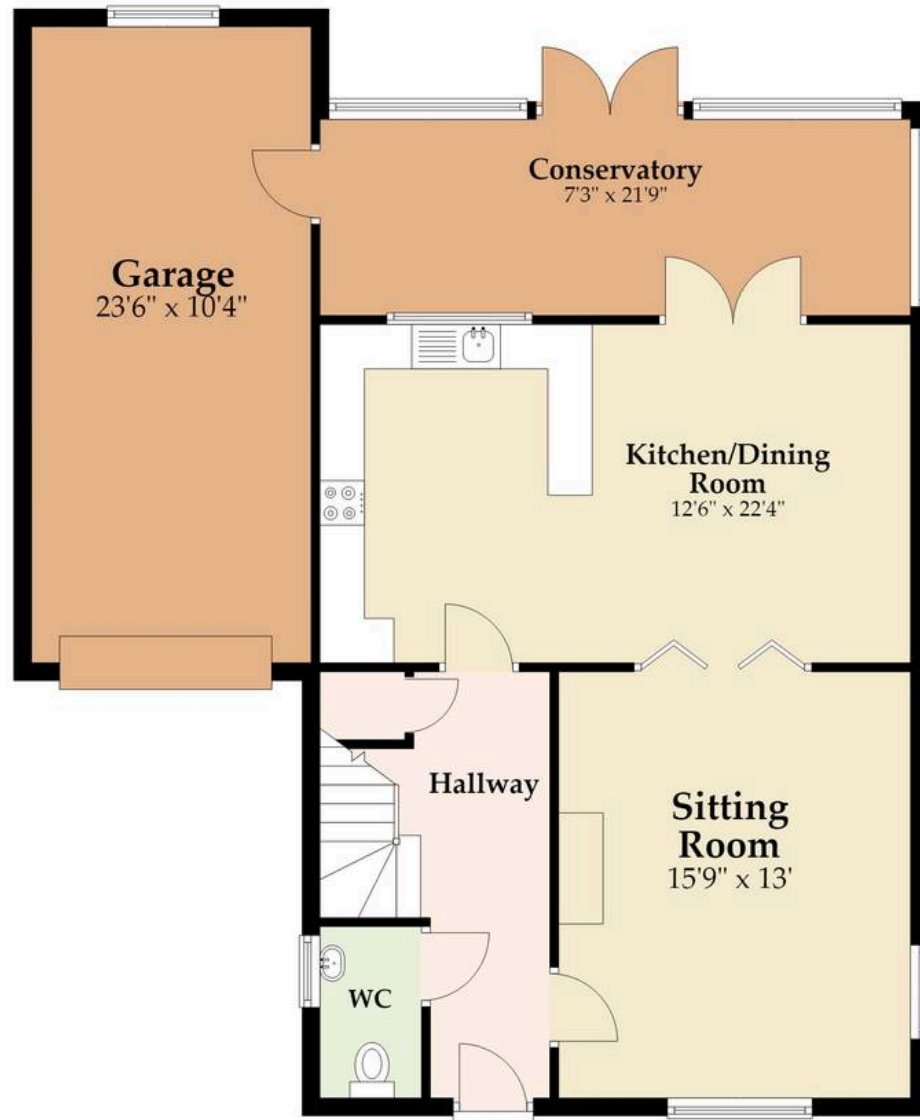
Prospective purchasers should note that previous proposals for further development of this land have been refused by the local planning authority. The current owners have also advised that the property's windows are in the process of being fully re-stained, fencing is scheduled for replacement in the coming weeks, and the sleepers forming the retaining wall have recently been renewed in oak.

Covenants: The property is subject to various restrictive covenants. Prospective purchasers should note that certain alterations or improvements may require the consent of the original conveying party. Further information should be verified by a purchaser's solicitor.

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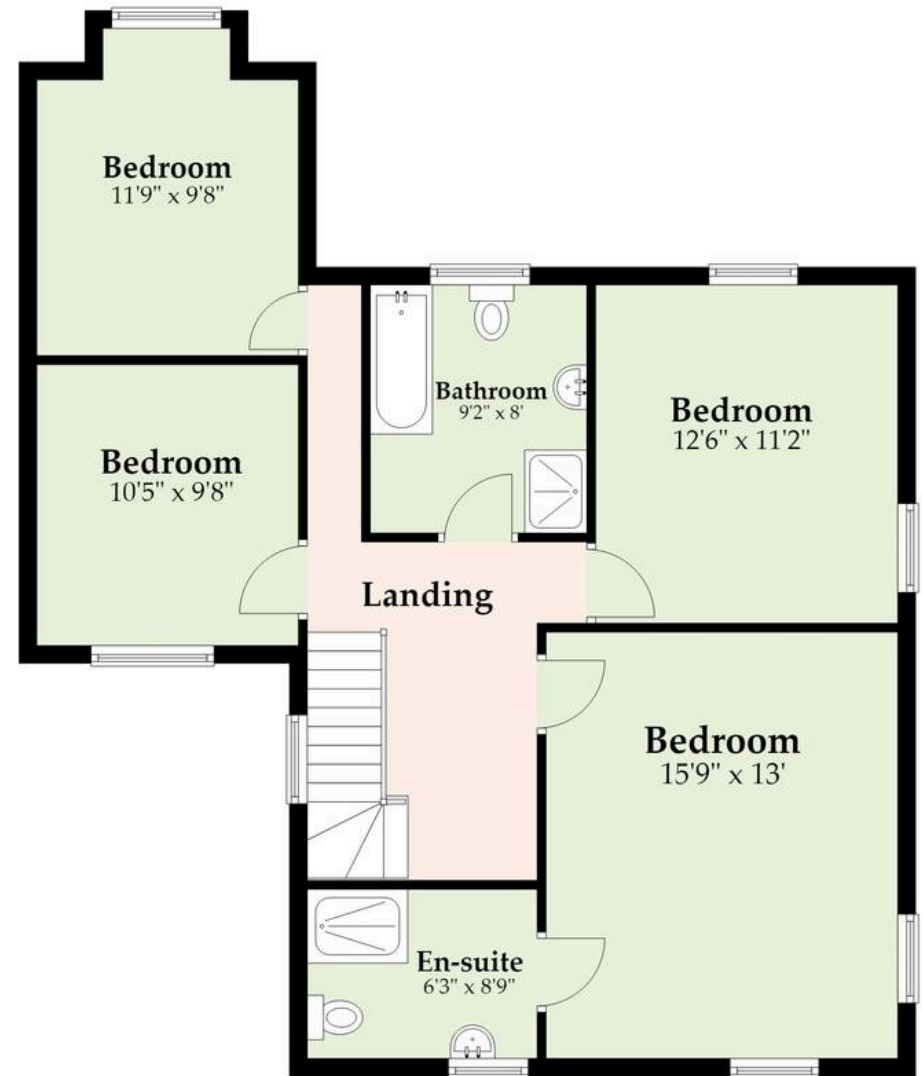
Ground Floor

Approx. 987.9 sq. feet



First Floor

Approx. 848.6 sq. feet



Total area: approx. 1836.5 sq. feet

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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.

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