



21a High Green, Brooke

Minors & Brady



21a High Green

Brooke, Norwich

Set within an impressive plot of approximately 0.37 acres (stms) and occupying a desirable position within a quiet village setting, this substantial detached and extended chalet-style home offers exceptional flexibility for modern family living. Beautifully presented throughout, the property provides five bedrooms, a stunning dual-aspect sitting room with a feature wood burner, an impressive kitchen/dining room with granite and solid wood work surfaces, and a superb garden/family room with bi-folding doors opening onto the garden. Thoughtfully enhanced to create versatile accommodation across two floors, the home is ideally suited to growing families, multi-generational living or those seeking dedicated work-from-home space, further benefiting from a substantial detached studio/home office and a separate workshop building. Wrap-around gardens, private lawned spaces, extensive driveway parking and a peaceful village location complete this outstanding home, offering space, practicality and lifestyle appeal in equal measure.

The Location

High Green forms part of the village of Brooke, a well-established South Norfolk community positioned approximately eight miles south of Norwich and surrounded by open countryside. The village offers an appealing balance between rural living and everyday convenience, making it particularly attractive to families, professionals seeking access to the city, and those looking for a quieter pace of life without feeling isolated from key amenities. Brooke retains a strong sense of community, centred around its historic village core, parish church and local organisations, while benefiting from excellent connections to surrounding villages and Norwich itself.



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Brooke provides essential village services including a primary school, public houses and community facilities, while neighbouring Poringland offers a broader selection of supermarkets, independent shops, cafés, restaurants, healthcare services and recreational facilities. Norwich expands these options further, with an extensive retail offering, cultural venues, fitness centres, restaurants and professional services. Residents can therefore enjoy the character of a village setting while remaining within easy reach of a comprehensive range of amenities.

The area is particularly appealing for families, with Brooke Voluntary Controlled Church of England Primary School serving the village, alongside several well-regarded primary schools in surrounding communities. Norwich provides a wide selection of state, independent and sixth-form education, together with higher education opportunities including the University of East Anglia. Educational provision across the wider area contributes significantly to Brooke's appeal as a long-term residential location.

The A146 provides a direct route between Norwich and Lowestoft, making commuting straightforward, while regular bus services connect surrounding villages and the city. Norwich railway station offers services to London Liverpool Street, Cambridge and regional destinations, supporting both business and leisure travel. The village's location also allows convenient access to the wider Norfolk countryside, the Norfolk Broads and the Suffolk border.

The surrounding countryside offers a network of quiet lanes, footpaths and cycling routes, while nearby villages such as Seething, Hempnall and Thurton provide further opportunities to explore the local landscape. The Norfolk Broads, renowned for boating, walking and wildlife, are within easy reach, while Norwich's historic centre, riverside attractions and cultural amenities provide additional leisure options.

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The property is approached via a private driveway which provides extensive off-road parking and turning space. Screened by mature hedging and established planting, the frontage creates an attractive first impression while offering a high degree of privacy. Double vehicular gates provide additional access to the side and rear of the plot, where the full scale and versatility of the gardens can be appreciated.

Upon entering, a practical and thoughtfully designed entrance/boot room provides the ideal everyday entrance. Fitted storage helps keep coats, shoes and household essentials neatly organised, while the space also offers excellent practicality for busy family life. From here, the welcoming entrance hall connects the principal accommodation and immediately highlights the home's spacious and flexible layout.

Double doors open into the impressive living room, a beautifully proportioned reception space flooded with natural light from windows to the front and doors opening to the side courtyard garden. A striking dual-sided wood burner forms a focal point, creating warmth and character while linking the living spaces together. The room offers ample space for seating and entertaining, making it an ideal environment for both everyday living and special occasions.



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Leading seamlessly from the living room, the kitchen and dining area forms the heart of the home. Designed with both practicality and style in mind, the kitchen features an extensive range of bespoke cabinetry complemented by granite and solid wood work surfaces. Integrated appliances are thoughtfully incorporated, while a breakfast bar provides a relaxed setting for informal dining, morning coffee or social gatherings. Generous dining space allows for larger family meals and entertaining, with multiple windows ensuring the room remains bright and welcoming throughout the day.

To the rear of the property, a superb family and garden room provides further versatility. Featuring a part-vaulted ceiling and bi-folding doors opening directly onto the garden, this impressive space creates a seamless connection between indoor and outdoor living. Whether utilised as a family room, children's playroom, entertaining space or informal lounge, it offers flexibility to adapt to changing lifestyle requirements.

The ground-floor accommodation continues with three well-proportioned bedrooms. The principal bedroom enjoys a pleasant outlook across the rear garden and is enhanced by built-in wardrobe storage and a stylish en suite shower room. The additional ground-floor bedrooms provide flexibility for family members, guest accommodation or home working needs. Serving the remaining rooms is a contemporary family bathroom, finished with a modern suite and quality fittings.

The first-floor further enhances the property's adaptable layout. A landing with useful built-in storage leads to two additional double bedrooms, both offering comfortable accommodation with fitted storage and pleasant outlooks. A modern shower room serves this level, making it ideal for older children, visiting guests or extended family members seeking their own degree of independence within the home.

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Outside, the property truly excels. The wrap-around gardens create a variety of spaces to enjoy throughout the day, with lawned areas, established planting and enclosed boundaries providing both privacy and practicality. A large brick-weave courtyard offers an excellent space for outdoor dining and entertaining, while the extensive gardens provide room for children to play, gardening enthusiasts to enjoy and families to make the most of the outdoor environment.

A particularly noteworthy feature is the substantial detached studio and home office building. Finished to an excellent standard and enjoying views across the gardens, this versatile space is perfectly suited for remote working, creative pursuits, consulting rooms, hobbies or potential multi-generational use. French doors provide direct garden access, while power, lighting and storage ensure practicality for a wide range of requirements.

Complementing the studio is a further large timber-built workshop, also benefiting from power and lighting. Whether utilised as a workshop, hobby space, storage facility or for business purposes, it provides exceptional additional flexibility rarely found in residential properties.

Agents Note

This property will be sold freehold.

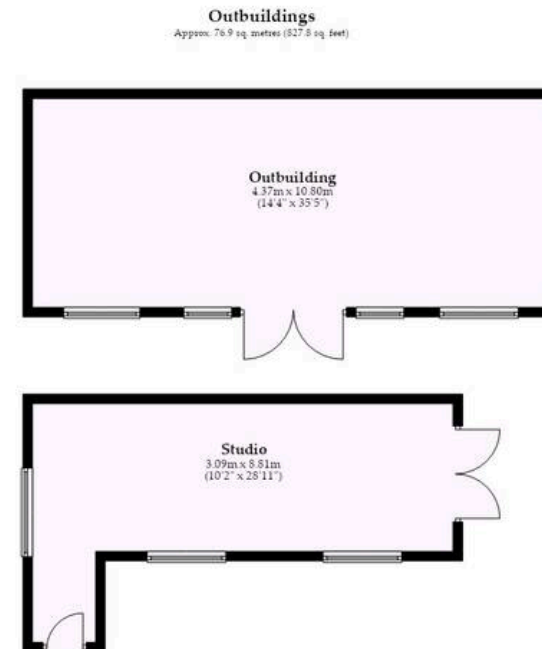
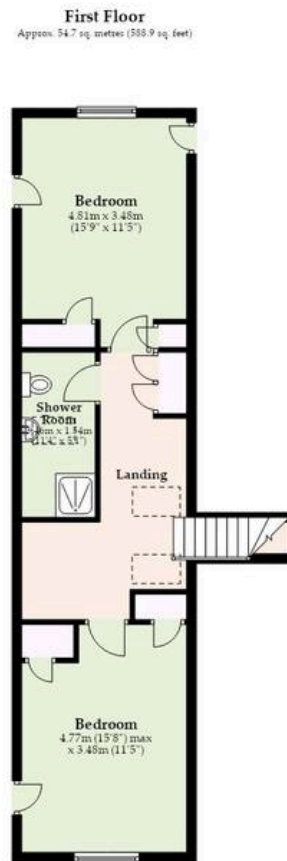
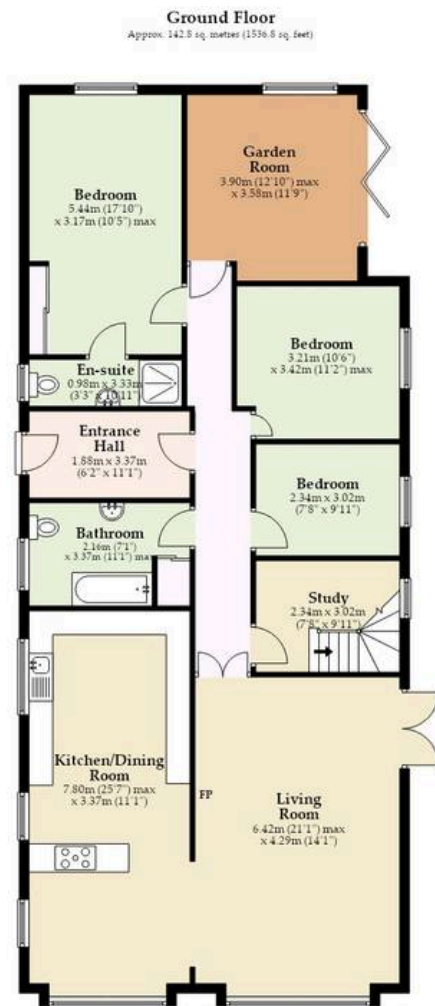
Connected to mains water, electricity and drainage.

Oil central heating system.



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Total area: approx. 274.4 sq. metres (2953.5 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 Planify.

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