



Wood Hall

Hethersett, Norfolk

A handsome and substantial period Hall with associated outbuildings and cottage set in over 14 acres of gardens and grounds and situated in a highly desirable location

Wood Hall is a handsome and substantial Grade II Listed Hall with associated outbuildings and separate two bedroom cottage, all set in private gardens and grounds extending to just under 15 acres.



4 RECEPTION ROOMS



9 BEDROOMS



4 BATHROOMS



RANGE OF OUTBUILDINGS



14.3 ACRES



FREEHOLD



VILLAGE



8,721 SQ FT



£1,950,000



The property

The property dates back to the 17th century and comprises over 6,000 sq ft of accommodation in the main house with a further 743 sq ft of accommodation in the cottage.

The main house displays attractive, traditional décor and fittings throughout, with various original details including tall sash windows and high ceilings in part. At the front of the house is a grand entrance hall which lead onto an elegant drawing room which provides a splendid space in which to relax and entertain, with plenty of natural light and views over the rear gardens and grounds. There is also a comfortable sitting room with an open fireplace which also enjoys views over the private rear gardens.

The first and second floors host the principal bedroom and a further 8 bedrooms which offer spacious accommodation.

Wood Hall Cottage

To the west of Wood Hall is a separate detached two bedroom cottage with its own access and private gardens. The cottage layout comprises, 2 bedrooms, sitting room, kitchen and family bathroom.

Outside

Wood Hall is accessed via a private driveway with off street parking for several vehicles. To the rear of the property is a private courtyard with access to the range of outbuildings which include a cart shed, stable block and a number of storage barns. Beyond the outbuildings are the formal gardens, the secret garden, orchard and vegetable gardens. The rest of the grounds are largely laid to lawn with wooded areas, natural pond, all set in a private and secluded spot.







Wood Hall Cottage



Wood Hall Cottage

Location

The picturesque village of Hethersett has a thriving community spirit and offers a good range of day-to-day amenities including local shopping, a Tesco Express, Post Office, medical centre, library, dental surgery, banking, two public houses and nursery, primary and secondary schooling (both rated Outstanding by Ofsted). The historic market town of Wymondham provides further facilities including a Waitrose supermarket, while the nearby cathedral city of Norwich offers a comprehensive range of commercial entertainment and cultural amenities. There is a selection of private and state schooling nearby including Wymondham College, Norwich High School for Girls, Town Close Prep, Notre Dame Prep, Norwich School, and Langley Schools.

Hethersett offers public transport links to both Wymondham and Norwich, the nearby A47 and A11 gives access to the Norfolk and Norwich University Hospital and John Innes Centre and Research Park as well as M11 and wider national motorway network. Wymondham and Norwich railway stations offer regular trains to Cambridge, Stansted and London.

To the North of the City is Norwich Airport which caters for both domestic and international flights.

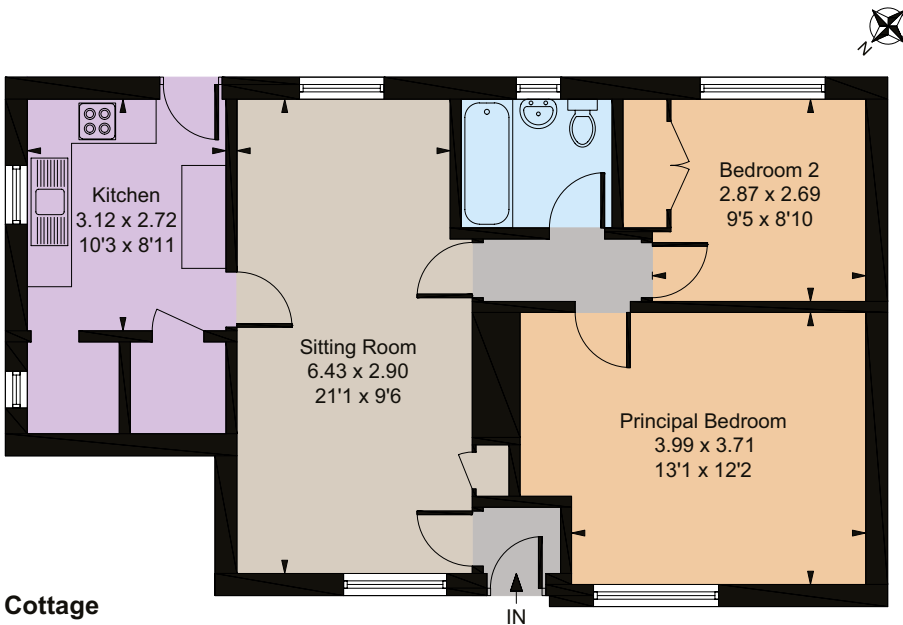
Directions

Postcode: NR9 3DE

From Norwich head south west on the Newmarket Road and at the Thickthorn roundabout take the third exit onto the B1172 towards Hethersett. Upon reaching Hethersett continue for about a mile and the entrance to Wood Hall can be found on the right hand side, adjacent to the signpost to Ketteringham.

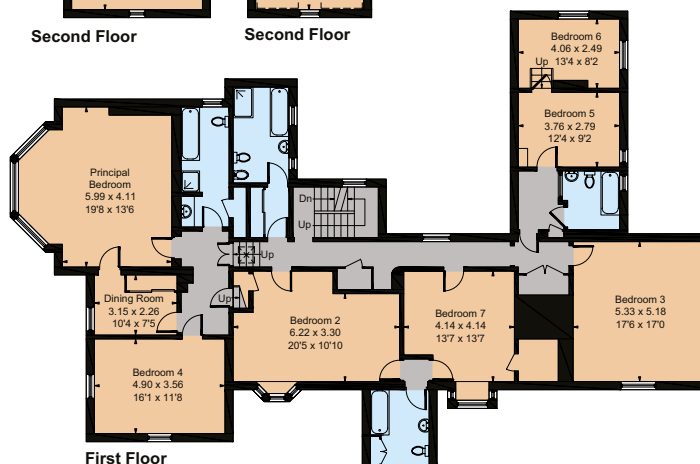
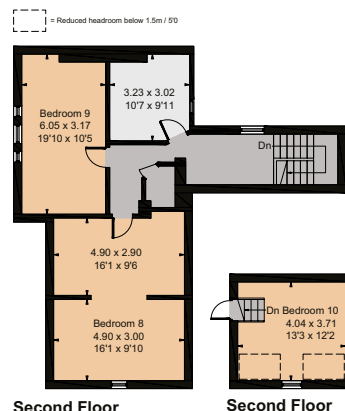
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Agents Note: There will be an overage clause placed on the area shaded in red on the enclosed plan. For more information, please speak with the selling agent.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.
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Floorplans

Approximate Gross Internal Area

Main House: 567.0 sq m / 6103 sq ft

Outbuildings & External WC: 174.2 sq m / 1875 sq ft

Cottage: 69.0 sq m / 743 sq ft

Total: 810.2 sq m / 8721 sq ft

For identification purposes only.

General

Services: Mains electricity and water. Oil fired central heating, private drainage.

Tenure: Freehold

Local Authority: South Norfolk Council

Council Tax: Wood Hall: H. Wood Hall Cottage: B.

Fixtures and Fittings: Unless specifically mentioned in these particulars, all fixtures and fittings are excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings etc., may be available by separate negotiation if required.

Viewing: Strictly by appointment through Strutt & Parker.

Norwich

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