



Newlands, Northwold, Thetford, Norfolk

Newlands

4 Thetford Road, Northwold, Thetford, Norfolk, IP26 5LS

A handsome five-bedroom Georgian residence set within beautifully landscaped gardens, extending to around 1.21 acres

Cambridge 46 miles, Bury St Edmunds 24 miles,
Norwich 40 miles

Entrance hall | Drawing room | Dining room
Kitchen / Breakfast room | Utility room
WC

First floor: Principal bedroom with ensuite
bathroom | Three further bedrooms | Family
bathroom

Attic room

Cellar

Outside: Private driveway | Garage | Landscaped
front and rear gardens

In all about 1.21 acres

EPC - E

The property

Newlands is a comfortable five bedroom detached Georgian home of Gault brick construction under a slate roof. The property is light and airy and offers well-proportioned family-sized accommodation with generous reception rooms that provide excellent living and entertaining space. Of particular note are both the kitchen/breakfast room and drawing/dining room, which are open plan and offer views over the more formal grounds to the front and the walled orchard garden and terraces to the rear. On the first floor there are four spacious bedrooms, all benefiting from views over the fields and trees beyond.



The property has undergone an extensive upgrade over the past few years, to include replacing the old sash windows with new double glazed versions, a new septic tank and drainage system, a zoned central heating system with new hot water tank. There are two recently installed wood burning stoves.

Outside

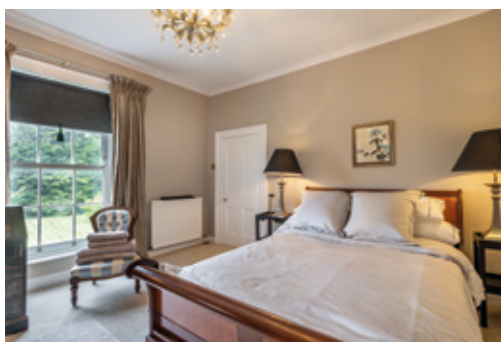
The property is accessed via a private driveway with a turning circle and has a substantial garage that offers plenty of storage and has access from both front and rear gardens.

Location

Newlands is on the outskirts of Northwold, a pretty village a few minutes drive away from a thriving shop, butcher and post office and a popular pub and restaurant in Mundford. Northwold is approximately 30 minutes from Bury St Edmunds, 40 minutes from Norwich and an easy two and half hour drive to London. There is a train station 20 minutes away at Downham Market with a good service into Kings Cross. Swaffham is nearby with a Waitrose and farmers markets at weekends. There are highly regarded schools at Thetford and Culford. There are some good leisure facilities nearby, including golf clubs, Oxborough Hall and the Water Gardens at Gooderstone; Pensthorpe, Houghton and Holkham are an easy drive northwards towards the coast.

Directions

From Brandon head north on the A1065 into Mundford and take the first exit at the roundabout onto the A134 (Cranwich Road). Continue along the A134 for about 3.5 miles, passing the sign post turning for Church Road and the property can be found after a short distance on the left hand side.



Floorplans

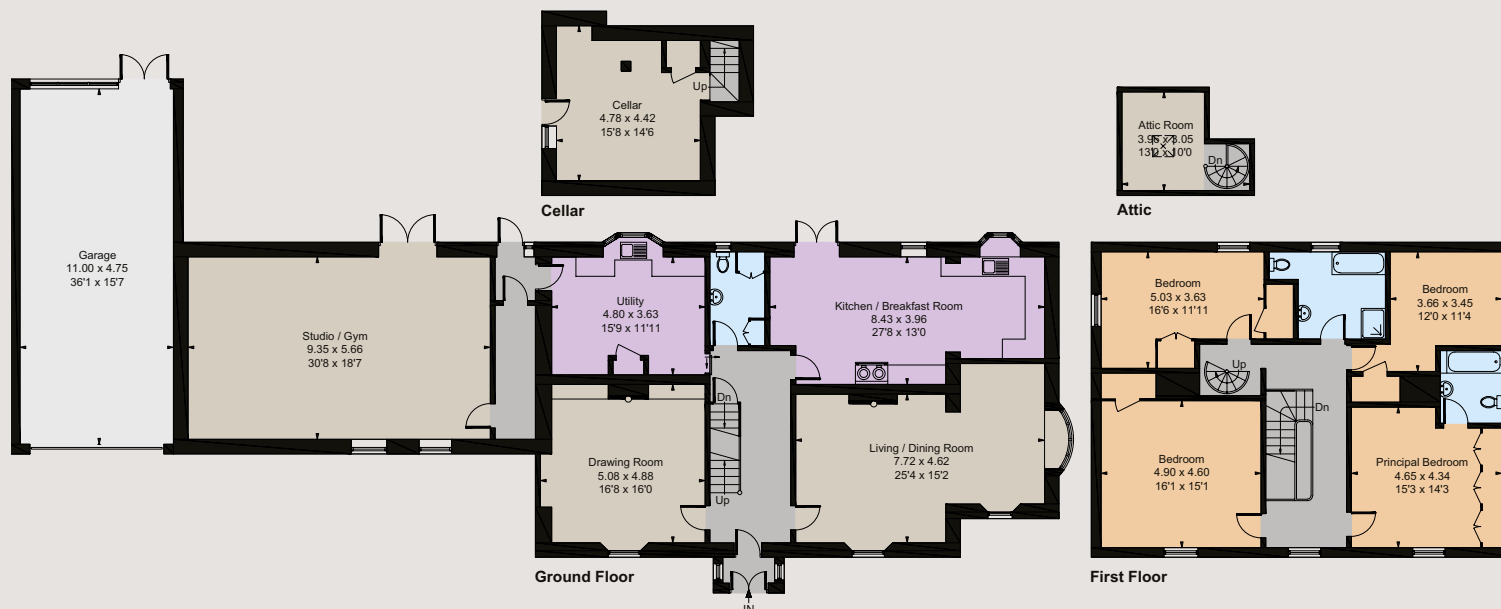
Approximate Gross Internal Area

348.4 sq m / 3750 sq ft

Garage = 53.0 sq m / 571 sq ft

Total = 401.4 sq m / 4321 sq ft

For identification purposes only.



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.

© WFP Photography Ltd 2024 | www.williampitt.co.uk

General

Local Authority: Kings Lynn and West Norfolk Council (Council Tax F)

Services: Mains water and electricity. Private drainage. Oil fired central heating. Electric 4 oven AGA in kitchen.

Tenure: Freehold

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.

Rights of Way, wayleaves and easements: The property will be sold subject to all rights and private rights of way. Water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights whether mentioned in these particulars or not.

Guide price: £875,000

Viewing: Strictly by appointment through Strutt & Parker.

Norwich

4 Upper King Street, Norwich, Norfolk NR3 1HA

01603 617431

norwich@struttandparker.com

struttandparker.com

[@struttandparker](https://twitter.com/struttandparker)

[f /struttandparker](https://facebook.com/struttandparker)

Over 45 offices across England and Scotland, including Prime Central London



BNP PARIBAS GROUP



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken June 2024. Particulars prepared June 2024 and July 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.