



# Witton Lodge

Witton, Norwich



BNP PARIBAS GROUP 



## An impressive and substantial six bedroom family house with associated outbuildings set within just under 22 acres

Witton Lodge is an attractive and spacious six-bedroom family house of red brick construction under a slate roof, set in south facing gardens and extensive grounds.



**6 RECEPTION  
ROOMS**



**6 BEDROOMS**



**4 BATHROOMS**



**OUTBUILDINGS**



**22 ACRES**



**FREEHOLD**



**RURAL**



**8,809 SQ FT**



**£1,595,000**



### The property

The property dates in part from the C18th and was sympathetically extended in Victorian times. The result is light and airy, with well-proportioned rooms providing generous and versatile accommodation set over two storeys. It has retained many period features including sash windows, shutters, original flooring and cornicing. Of particular note are the front reception rooms which offer lovely views out over the gardens and grounds.

### Outside

The property is accessed via a long private driveway.

To the south of the house the enclosed gardens have well-stocked borders and island beds, with lawns and an outdoor swimming-pool. Beyond them are the orchard, grass fields and hay meadows. The gardens and grounds benefit throughout from many fine mature trees and established hedges, as well as more recent plantings.

To the side of the main driveway is a range of outbuildings, including a substantial thatched barn, currently used for storage but which could lend itself to conversion for residential or other uses (STPP). The drive ends in a generous turning circle to the side of the house, where there is ample parking and garaging.

### Location

Witton Lodge is situated approximately 6 miles east of Norwich in Witton which has excellent road links via both the southern bypass and the northern distribution road to Norwich city centre, the A11, Norwich International Airport and North Norfolk. There are good local amenities nearby within the larger village of Brundall including shops, post office, primary school, doctor's surgery and public houses. Brundall also has a mainline railway with a regular direct service to Great Yarmouth, Lowestoft and Norwich, with direct connecting trains to London and Cambridge. Witton is also conveniently located close to the Norfolk Broads National Park, which offers an extensive range of leisure and boating activities.







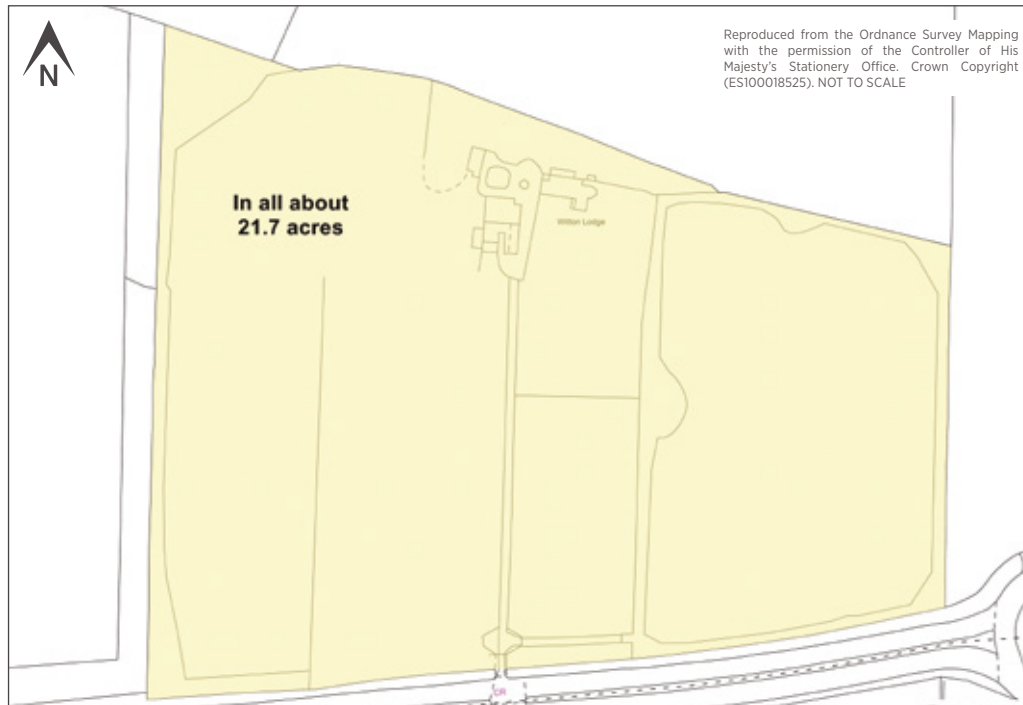
### Distances

- Norwich 6 miles
- Brundall 1 mile
- Blofield 1 mile
- Acle 6 miles

### Nearby Schools

The primary schools in nearby Brundall & Blofield are both rated Good.

Additionally, an excellent choice of private and state schools and colleges for all ages can be found in Norwich and the wider county.





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:** 451.0 sq m / 4855 sq ft

**Outbuildings:** 367.4 sq m / 3954 sq ft

**Total:** 818.4 sq m / 8809 sq ft

For identification purposes only.

## Directions

**Postcode:** NR13 5AS

Leave Norwich heading east on the A47 (Yarmouth Road) and take the left hand turn just before the Brundall roundabout and Witton Lodge can be found at the end of its long driveway.

/// **What3words:** glider.veto.spenders

## General

**Services:** Mains electricity. Private water supply and drainage. Oil fired central heating.

**Tenure:** Freehold

**Local Authority:** Broadland District Council

**Council Tax:** Band G

**EPC Rating:** TBC

**Viewing:** Strictly by appointment through Strutt & Parker.

**Agent's Note:** There will be an overage clause on the grounds at Witton Lodge. For more information on the overage, please speak with the selling agent.

## Norwich

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