

abbot**Fox**
Bespoke.



Suton Street, Sutton, Wymondham
Guide £850,000

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abbotFox Bespoke is a private office within abbotFox specialising in the sale and letting of some of the region's most exclusive and prestigious properties.

Samuel Le Good | **Head of Bespoke**







THE DETAIL

abbotFox Bespoke presents this exceptional period residence. Thoughtfully extended and renovated, this distinguished home effortlessly combines character features with the comforts of modern family living. The generous and versatile accommodation extends across multiple reception spaces, creating an ideal environment for both everyday life and entertaining on a grand scale. Four well-proportioned bedrooms are complemented by beautifully appointed bathrooms, while the heart of the home offers a seamless blend of traditional charm and contemporary practicality. Large windows frame views of the surrounding countryside, flooding the interiors with natural light and reinforcing the connection between home and landscape.

Lifestyle

Set within mature grounds, this home offers an enviable rural lifestyle without compromising on convenience. Whether hosting family gatherings, enjoying summer evenings overlooking the gardens, or simply embracing the peace and tranquillity of village life, this is a home designed to be enjoyed in every season. The surrounding countryside provides endless opportunities for walking, cycling and outdoor pursuits, while the property's generous plot affords privacy and seclusion rarely found in today's market, with a selection of outbuildings including stable block, meaning this is an ideal opportunity for equestrian use.

Location

Suton is a highly regarded Norfolk village, positioned conveniently between Wymondham and Attleborough. Residents benefit from excellent transport links via the nearby A11, offering straightforward access to Norwich, Cambridge and beyond. The market town of Wymondham provides an excellent range of independent shops, supermarkets, cafés, schools and leisure facilities, while Norwich offers a vibrant cultural, retail and dining scene.

Our Agent's View

"Peartree Farm represents everything we look for in a Bespoke home. The combination of period character, impressive living space, and mature grounds are hard to match"

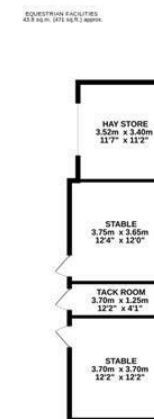
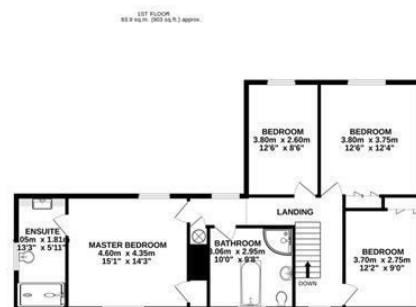
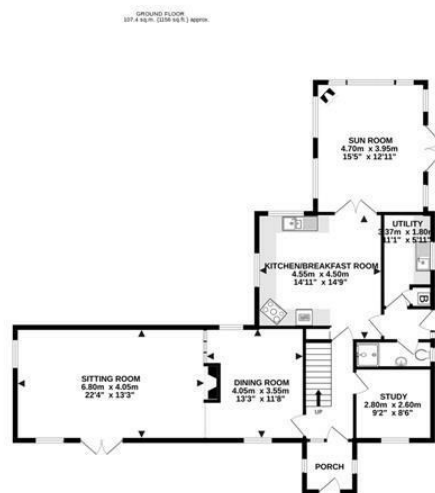






THE HIGHLIGHTS____

- Sympathetically extended period home
- Four double bedrooms
- Generous living accommdation
- Detached double garage with studio above
- Extensive plot, with formal gardens, paddock and stable block
- Easy access to Wymondham, Norwich and A11
- Selection of outbuildings
- Guide £850,000-£875,000



TOTAL FLOOR AREA : 338.7 sq.m. (3646 sq.ft.) approx.

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.

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Let's talk

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EPC RATING -

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