



THE STORY OF

Somerville

Carbrooke, Norfolk

SOWERBYS



THE STORY OF

Somerville

Meadow Lane, Carbrooke
Norfolk, IP25 6YR

Positioned Along a Quiet Country
Lane in Carbrooke Village

Generous Plot with Established Gardens

Spacious Accommodation Perfectly
Suited to Modern Family Living

Light-Filled Reception Rooms

Wonderful Connection Between
the House and Gardens

Ideal for Those Seeking a Balance of Countryside
Tranquillity and Practical Convenience

Ample Space for Hosting Family Gatherings,
Summer Barbecues and Special Occasions.

Surrounded by Norfolk Countryside

Conveniently Located for Watton,
Thetford and Norwich

A Rare Opportunity to Enjoy a
Relaxed Village Lifestyle

SOWERBYS WATTON OFFICE

01953 884522

watton@sowerbys.com





Tucked away along a peaceful country lane on the edge of Carbrooke, Somerville offers an exceptional opportunity to embrace a lifestyle defined by space, privacy and the beauty of the Norfolk countryside.

Occupying a generous plot in a desirable rural setting, this substantial home effortlessly combines versatile accommodation with wonderful gardens and a true sense of escape from the pace of modern life.

Designed for both family living and entertaining, the property enjoys an abundance of natural light throughout, with spacious reception rooms that provide the perfect backdrop for everyday life, special occasions and relaxed evenings with friends and family.

Large windows frame views of the surrounding gardens, creating a seamless connection between the home and its idyllic setting.

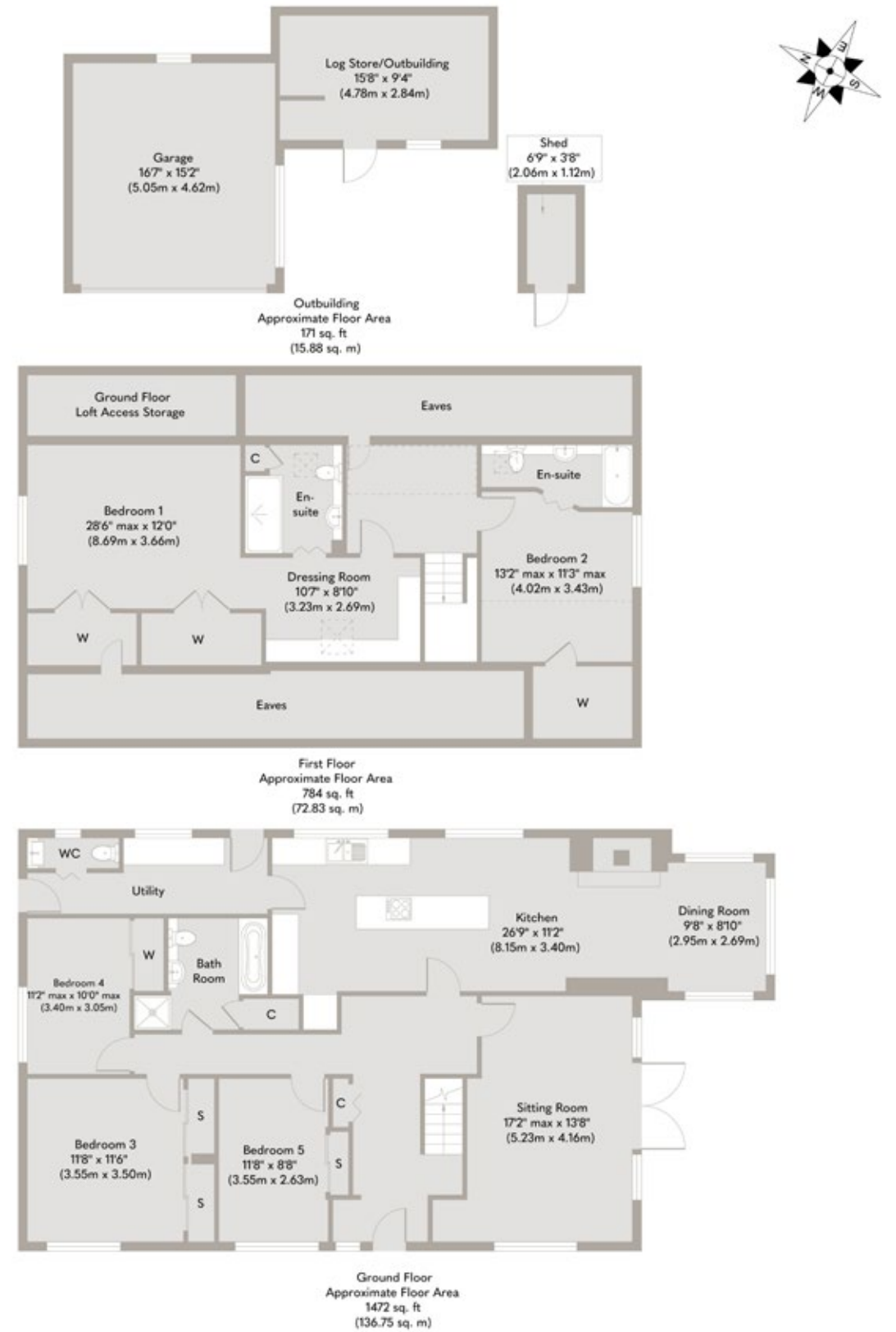
Outside, the grounds become a natural extension of the living space. Mature gardens offer a haven for wildlife, space for children to explore and endless opportunities for outdoor entertaining during the warmer months. Whether enjoying a morning coffee overlooking the gardens or hosting summer gatherings with family and friends, the setting is one that can be enjoyed throughout the seasons.

Carbrooke village itself is perfectly positioned for those seeking a balance between rural living and convenience, with the market town of Watton close by for everyday amenities and excellent road links connecting you to Norwich, Thetford and beyond. The property occupies a particularly desirable position along Meadow Lane, surrounded by individual homes and countryside views.



The house has an incredibly bright and airy feel throughout, with natural light pouring into the rooms.





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 purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2026 | www.houseviz.com

Carbrooke

A SCENIC VILLAGE CLOSE TO NATURE

Carbrooke is nestled in the beautiful Norfolk countryside, surrounded by woodland, including Thetford Forest and Wayland Wood, just outside Watton. The village boasts a pre-school and a primary school, making it an excellent choice for families.

At the heart of the community is the Millennium Green, a stunning 10-acre space teeming with indigenous wildlife, trees, and wildflowers. This scenic area features a maze, wildlife pond, amphitheatre, and children's play area, along with picturesque walking trails that meander through the site.

Just 3 miles away, Watton offers a range of amenities, including a post office, supermarket, chemist, and schools catering to infants, juniors, and secondary students. The town hosts a weekly market full of local produce and goods. For golf enthusiasts, Richmond Park Golf Club provides an 18-hole course, driving range, and practice green. Additionally, the local sports centre features a fitness suite, all-weather courts, badminton, squash, and snooker facilities.

The nearest train station, Harling Road, is 8.5 miles away, offering regular services to Norwich (34 minutes) and Cambridge (54 minutes). For further amenities, the market town of Dereham, approximately 8 miles away, provides a variety of restaurants, cafés, museums, a leisure centre, a golf course, and several schools.



Note from the Vendor



“The kitchen has always been the heart of the house, a space where we naturally gather to cook, talk, entertain, and spend time together.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating and solar panels.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 2021-5161-8139-3456-3561

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///trapdoor.otter.boards

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

