



16 Mill Reach, Buxton

In Excess of £500,000

websters.



16 Mill Reach

Buxton, Norwich

Set beside the tranquil River Bure, this exceptional four-bedroom home offers the perfect blend of luxury, comfort, and natural beauty. Surrounded by six acres of meticulously maintained communal grounds, it provides an idyllic retreat in one of the area's most sought-after locations.

From the moment you enter, the pristine condition of the property is immediately apparent. The spacious layout includes four generously sized bedrooms, with the principal suite enjoying a private en-suite bathroom and an elegant balcony overlooking the shimmering river, the ideal spot for morning coffee or evening sunsets.

The charm continues outside, where a beautifully landscaped cottage-style garden creates a peaceful escape, perfect for relaxation. A double garage and ample off-road parking ensure convenience for family and guests alike.

The extensive communal grounds invite leisurely riverside walks, wildlife watching, and endless opportunities to enjoy the outdoors in complete tranquillity. Whether strolling along the water's edge or simply unwinding in the landscaped gardens, residents can fully immerse themselves in the serenity of this riverside lifestyle.



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With its prime location, immaculate presentation, and rare combination of modern amenities and timeless character, this property is a true gem. Offering elegance, space, and unrivalled natural surroundings, it is the ultimate riverside retreat.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Over six acres of communal grounds along the river Bure
- Immaculate condition throughout
- Four well-proportioned bedrooms, including a principle suite with en-suite bathroom
- Double garage and ample off road parking
- Well-maintained cottage-style garden that leads directly to the riverbank
- Principle bedroom with access to a private balcony overlooking the river



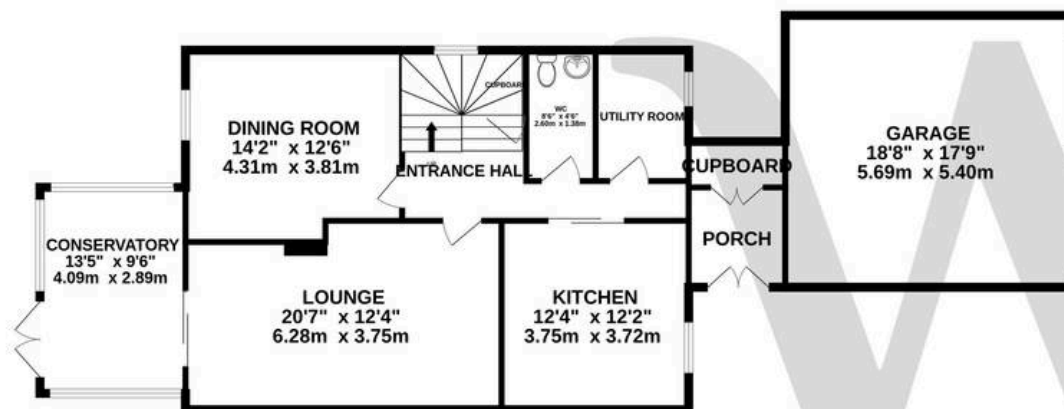
websters.

Tucked away behind a neat brick-laid approach, this home welcomes you with ample private parking and the convenience of an integral garage. Beyond lies a garden full of character, designed in a relaxed cottage style, that drifts naturally down to the riverbank. Here, wildlife takes centre stage – watch the flash of a kingfisher across the water or glimpse pike moving quietly beneath the surface. Enjoying direct access to the river and the rare privilege of fishing rights, the property offers an enviable way of life in the desirable village of Buxton. The grounds extend into more than six acres of shared meadow, a landscape alive with seasonal colour and rural charm.

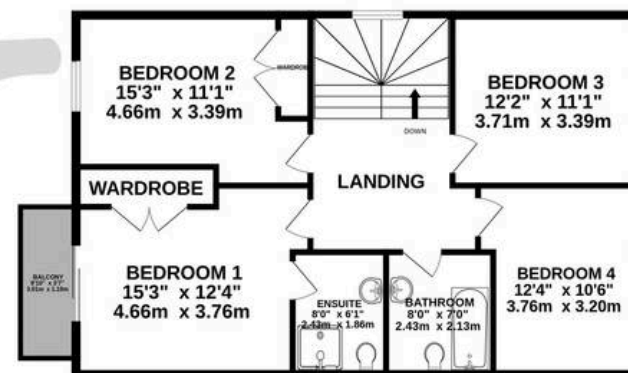
This home offers 4 parking spaces, including a double garage with parking on the driveway in front.



GROUND FLOOR
1285 sq.ft. (119.4 sq.m.) approx.



1ST FLOOR
860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA : 2146 sq.ft. (199.3 sq.m.) 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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