



The Willows Common Lane, Brampton

Offers in Region of £750,000

websters  
websters.





## The Willows Common Lane

Brampton, Norwich

A characterful four-bedroom detached family home, beautifully set in the tranquil village of Brampton, less than two miles from Buxton and three miles from Aylsham. With stunning field and river views, this home combines rural charm with versatile living spaces.

The property offers four reception rooms, a generous country-style kitchen/diner, and a wealth of period character, including exposed beams, oak windows and two inglenook fireplaces with newly installed wood burners. The flexible layout provides space for both family living and entertaining, while four well-proportioned bedrooms, two bathrooms, and a shower room ensure comfort and practicality.

Outside, the wrap-around gardens create a true retreat, featuring mature planting, patio areas, a brick-built pizza oven and an above ground pool. A shingle driveway provides ample parking and access to a double garage.

This is a rare opportunity to secure a spacious, character-filled home in a peaceful setting, with countryside walks from the doorstep and excellent access to nearby market towns.

- Picturesque location, with walks to Oxnead along the river on your doorstep
- Generous wrap around garden, with field views
- Four reception rooms
- Character & charm throughout
- Quiet, rural village location
- Ample parking & double garage



**websters.**



## GARDEN

The property is approached via a shingle driveway offering generous parking and access to a double garage with electric doors, power, and lighting. The wrap-around gardens are fully enclosed and enjoy far-reaching field views, mainly laid to lawn with mature shrubs, flowers, and hedging. Designed for both relaxation and entertaining, the outside space features a patio seating area, brick-built pizza oven, an above ground pool, large storage shed, and greenhouse.

### Double garage

8 Parking Spaces

Shingle driveway with ample parking.

Council Tax band: TBD

Tenure: Freehold

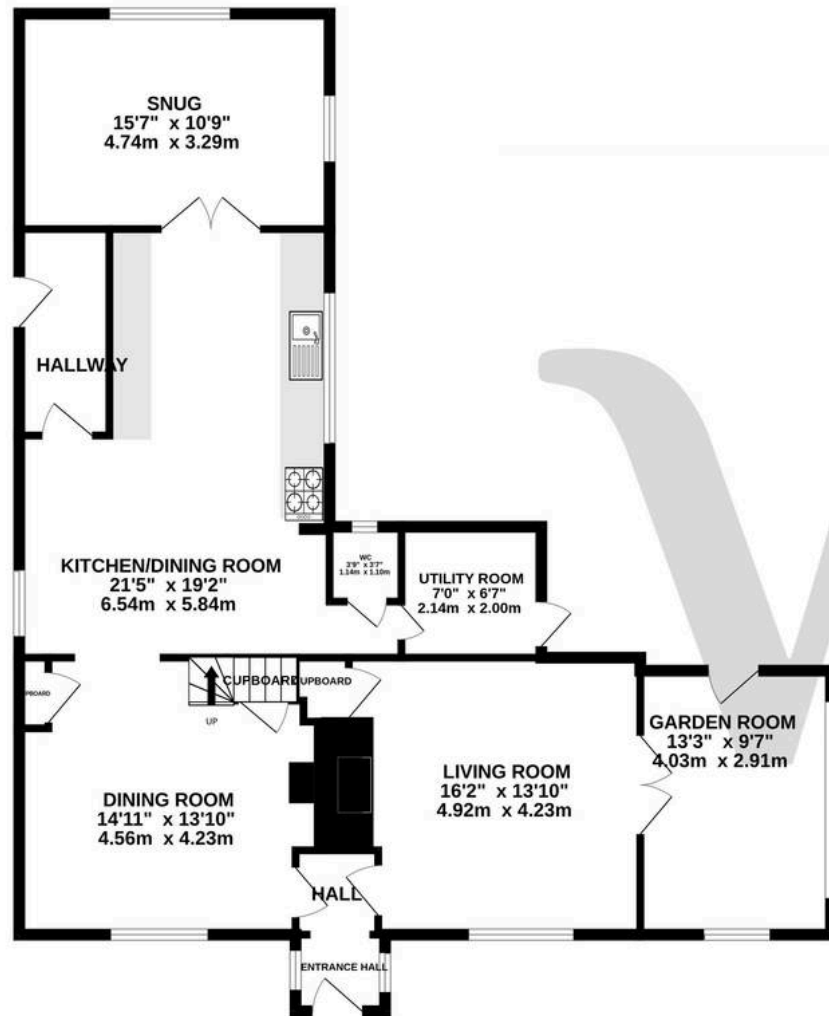
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

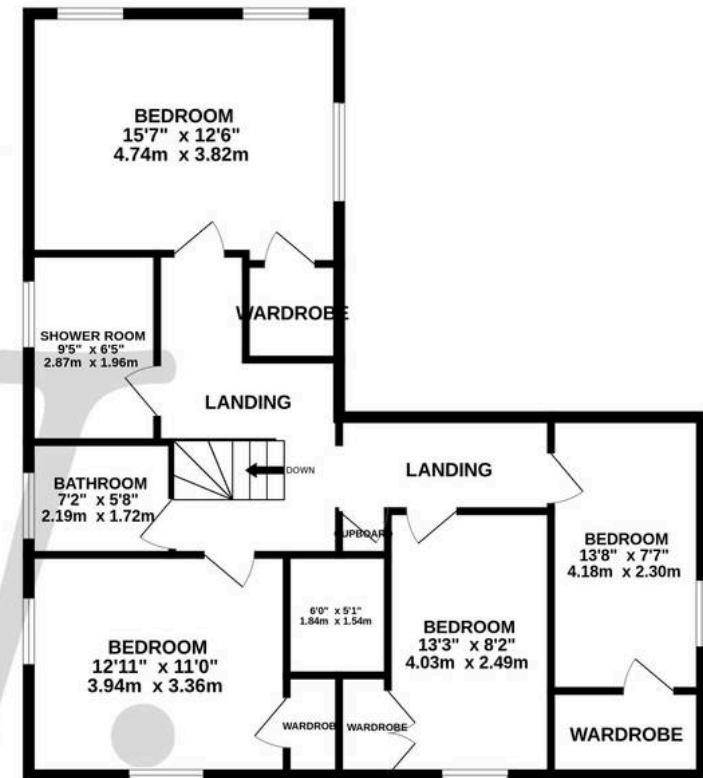




GROUND FLOOR  
1125 sq.ft. (104.5 sq.m.) approx.



1ST FLOOR  
918 sq.ft. (85.3 sq.m.) approx.



TOTAL FLOOR AREA : 2043 sq.ft. (189.8 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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