



All Saints Meadow

WRENINGHAM

FW
PROPERTIES





Welcome to All Saints Meadow

Nestled in the charming Norfolk village of Wreningham, All Saints Meadow is a stunning collection of just 10 executive family homes. Thoughtfully designed in harmony with the picturesque countryside surroundings and carefully built to the most exacting standards, this exclusive development offers idyllic village living at its finest – all within 22 minutes drive of Norwich.





Quintessential village life

Vast open skies. Invigorating country walks. Acres of woodland to explore. Wreningham's rural Norfolk location marries the desirability of countryside living with a real sense of community. Amenities on your doorstep include a village hall, playing field, 13th century church and a charming primary school with an 'Outstanding' Ofsted rating. There's also a cosy, traditional British pub with great food, a warm atmosphere and a delightful beer garden.

The historic market town of Wymondham, with its independent shops, cafés and restaurants, is 10 minutes drive away. And if ever you crave the hustle and bustle of the big city, you'll find the excellent shopping, vibrant eateries and rich cultural heritage of Norwich just 8 miles up the road.



ALL SAINTS MEADOW







Quality speaks for itself

Beautifully designed. Meticulously finished. The light and spacious homes at All Saints Meadow offer the comfort and convenience of modern, flexible living in an unrivalled rural setting.

The finest natural resources harmonise with the latest technology and the highest levels of craftsmanship to create a warm, welcoming home that you and your family will enjoy for many years to come.

ALL SAINTS MEADOW



1. Range cooker
2. Parkray wood burning stoves
3. Prestige oak stairs and balustrade
4. Minerva solid acrylic surfaces
5. Polished chrome door furniture



The finer details

ENVIRONMENTAL

Energy efficient heating from
Air Source Heat Pumps

Underfloor heating to ground floor

Parkray contemporary style
wood burning stoves

KITCHEN

Stylish matt finish contemporary kitchen
units with soft close door mechanisms
including the following appliances:

- Rangemaster cooker with 5 ring
induction hob
- Rangemaster extractor hood
- Neff dishwasher

Minerva solid acrylic work surfaces
with integrated 1½ bowl sink, recessed
drainer and Franke tap

Recessed downlighters to ceiling

Stainless steel sockets at worktop level

Large format floor tiles

UTILITY

Built in cupboards to match the kitchen

40mm laminate work surfaces

Stainless sink and tap

Tiled floor

Recessed downlighters to ceiling

Space for washing machine
and tumble dryer

BATHROOMS, EN SUITE SHOWER ROOMS AND CLOAKROOMS

Contemporary Duravit white sanitary
ware & Vado chrome fittings

Wall and floor tiling

Thermostatically controlled shower

Downlighters to ceiling

Chrome towel radiators

WARRANTY

10 Year BLP warranty

FINISHES

Prestige oak stairs and oak balustrade

Oak wooden doors

Fitted wardrobes to bedrooms
where shown

Polished chrome door furniture

Walls – painted cream

Ceilings – smooth finish, painted white

White satin skirting and architraves

GENERAL

Hardwood timber windows

TV points located in living room, study
(where applicable) and all bedrooms

Double sockets throughout

2Nr USB sockets in each property

Loft light

External tap

Exterior lighting on PIR sensors

Landscaped gardens with turfed front
and seeded rear lawns

Double / single garages with personnel
door (see site plan)

External parking

Patios and paving around the house

Site plan

Set in the heart of the Norfolk countryside, the homes at All Saints Meadow blend perfectly with their surroundings. Each boasts a spacious and private rear garden, garage and enviable views across wide open fields.





Clover



Foxglove



Poppy



Cornflower



Hemlock

8



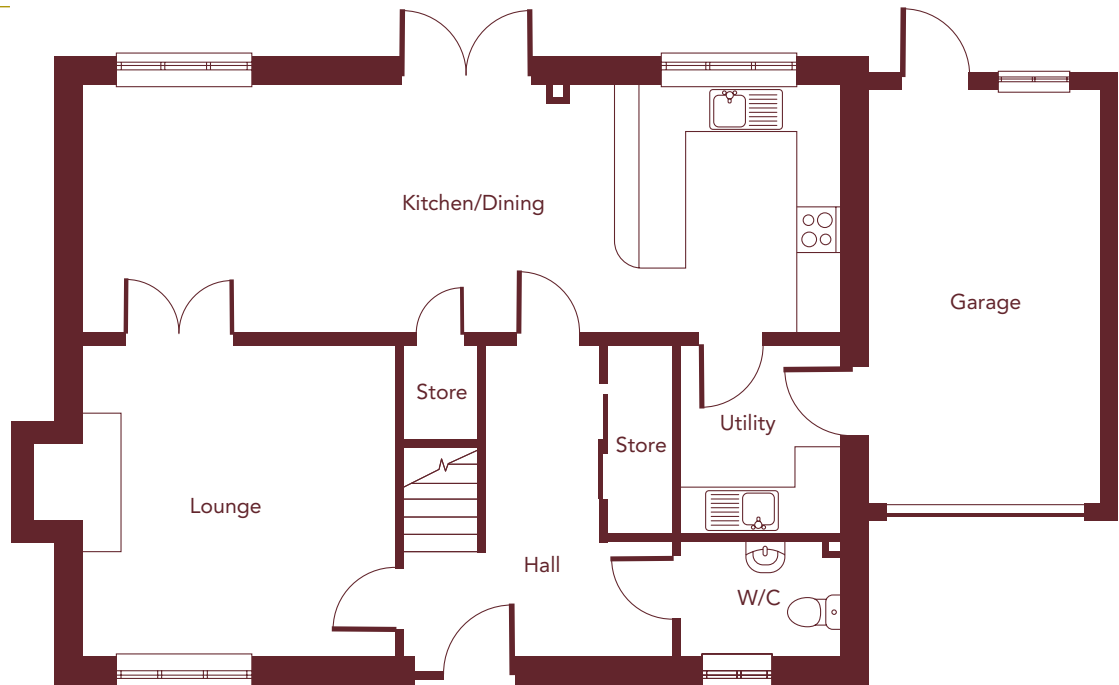
9



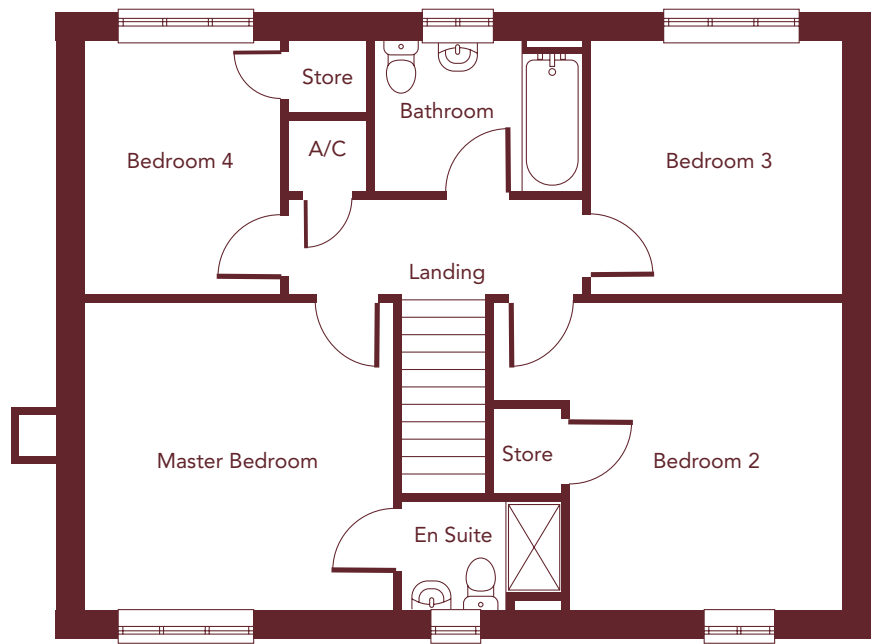
10



GROUND
FLOOR



1ST
FLOOR



The Clover

A detached four-bedroom house with a large open-plan kitchen/diner – perfect for entertaining.



PLOTS
4, 5

Total – 149 sq m / 1604 sq ft

Kitchen / Dining	10.00m x 3.31m	32'8" x 10'9"
Lounge	4.14m x 4.06m	13'6" x 13'3"
Master Bedroom	4.14m x 4.13m	13'6" x 13'5"
Bedroom 2	4.13m x 3.60m	13'5" x 11'8"
Bedroom 3	3.39m x 3.34m	11'12" x 10'10"
Bedroom 4	3.39m x 2.63m	11'12" x 8'6"

Whilst these plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Due to the nature of this building refurbishment it is not possible to give more than a general impression of the floor plans and configurations. Room dimensions are plus/minus 100mm.



The Cornflower

A detached five-bedroom house with plentiful living space,
including a separate dining room and study.

PLOT
6



Total – 192 sq m / 2067 sq ft

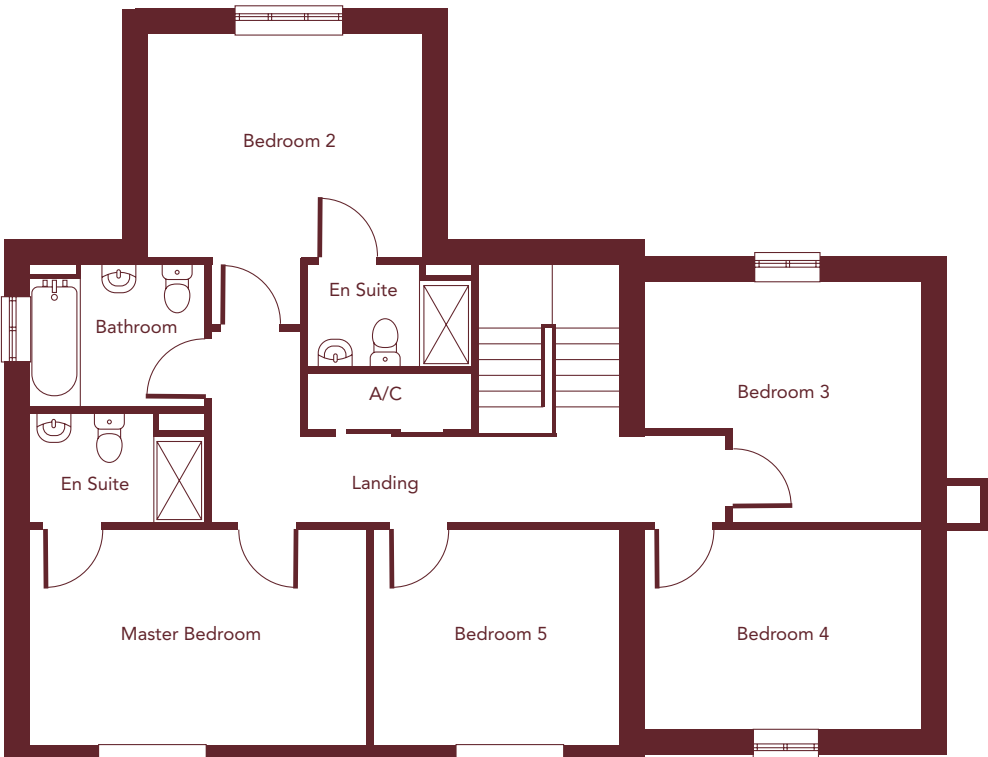
Kitchen	5.35m (max) x 3.94m (max)	17'5" (max) x 12'9" (max)
Dining	4.65m x 3.51m	15'2" x 11'5"
Lounge	6.40m x 3.95m	20'10" x 11'5"
Study	3.07m x 1.98m	10'1" x 6'5"
Master Bedroom	4.81m x 3.09m	15'8" x 10'2"
Bedroom 2	3.94m x 3.25m	12'10" x 10'6"
Bedroom 3	3.95m x 3.46m (max)	12'10" x 11'4" (max)
Bedroom 4	3.95m x 2.86m	12'10" x 9'4"
Bedroom 5	3.51m x 3.09m	11'5" x 10'1"

Whilst these plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Due to the nature of this building refurbishment it is not possible to give more than a general impression of the floor plans and configurations. Room dimensions are plus/minus 100mm.

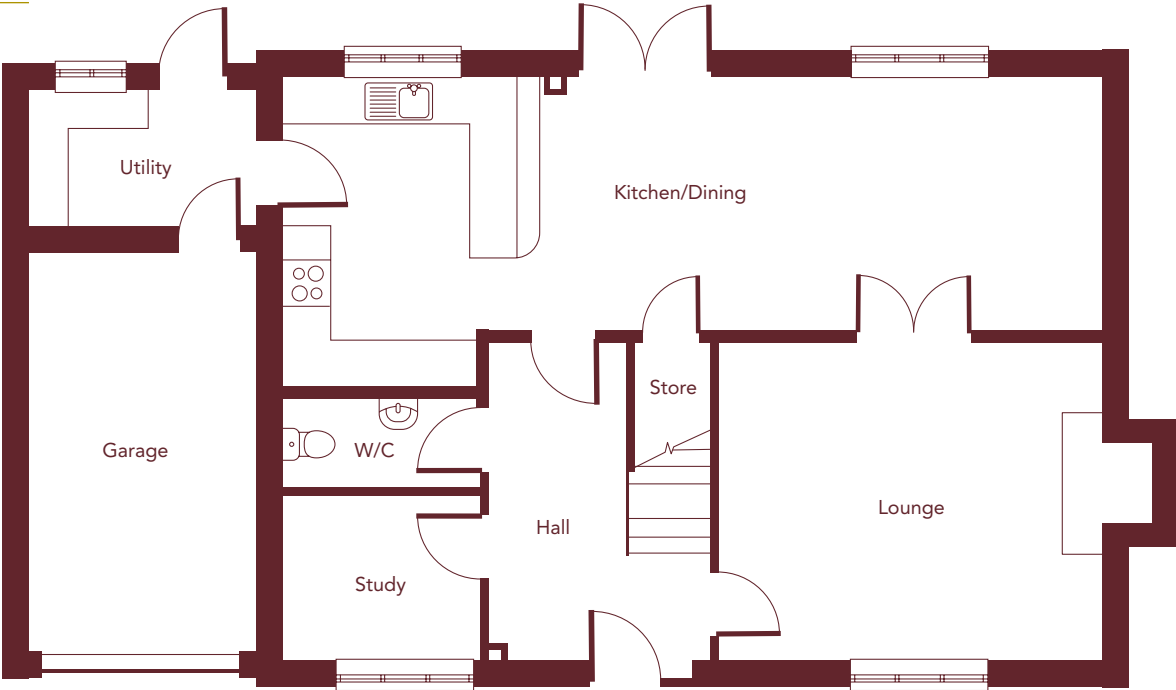
GROUND
FLOOR



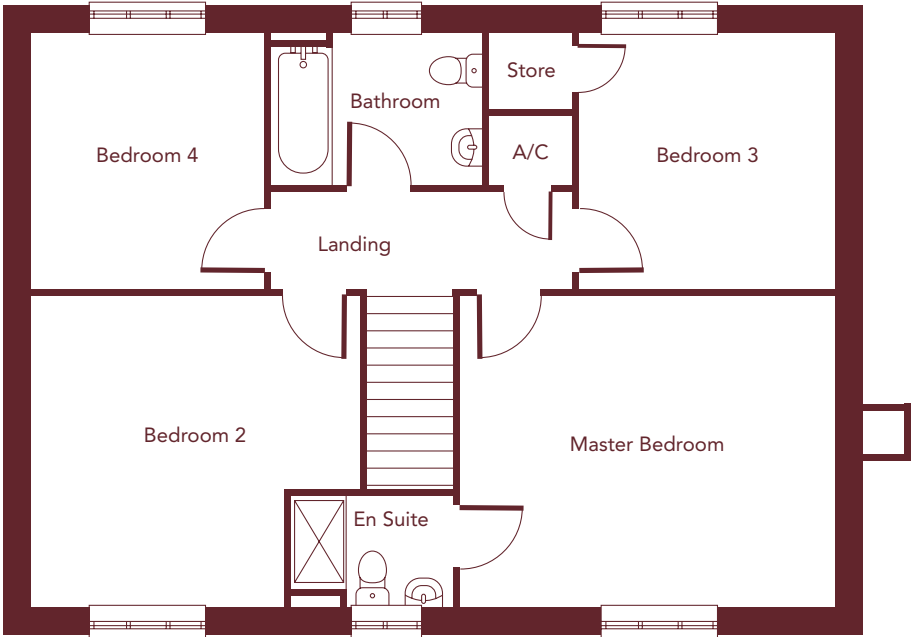
1ST
FLOOR



GROUND
FLOOR



1ST
FLOOR



PLOT 7



Total – 163 sq m / 1755 sq ft

Kitchen / Dining	10.57m x 3.31m	34'7" x 10'9"
Lounge	4.96m x 4.13m	16'3" x 13'5"
Study	2.59m x 2.63m	8'5" x 7'1"
Master Bedroom	4.96m x 4.09m	16'3" x 13'4"
Bedroom 2	4.34m x 4.09m	14'2" x 13'4"
Bedroom 3	3.4m x 3.39m	11'1" x 11'1"
Bedroom 4	3.41m x 3.10m	11'2" x 10'2"

Whilst these plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Due to the nature of this building refurbishment it is not possible to give more than a general impression of the floor plans and configurations. Room dimensions are plus/minus 100mm.



The Hemlock

A detached four-bedroom house with well-proportioned rooms and a good sized kitchen/diner.

PLOTS
8, 9(H)

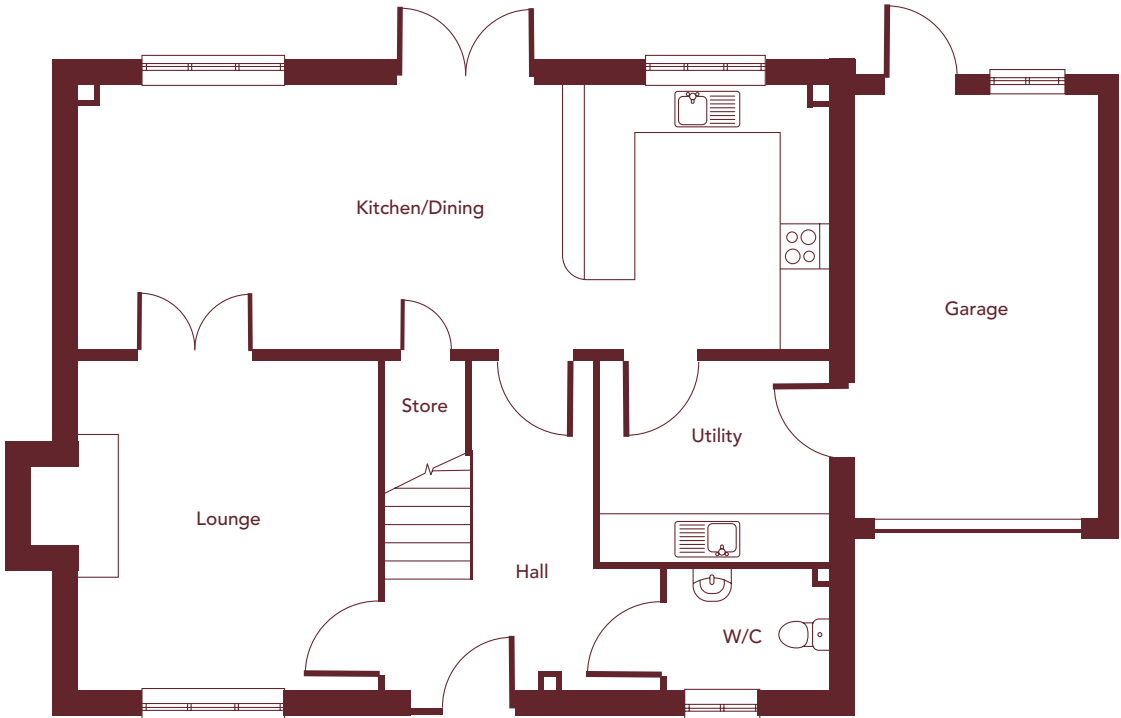


Total – 140 sq m / 1507 sq ft

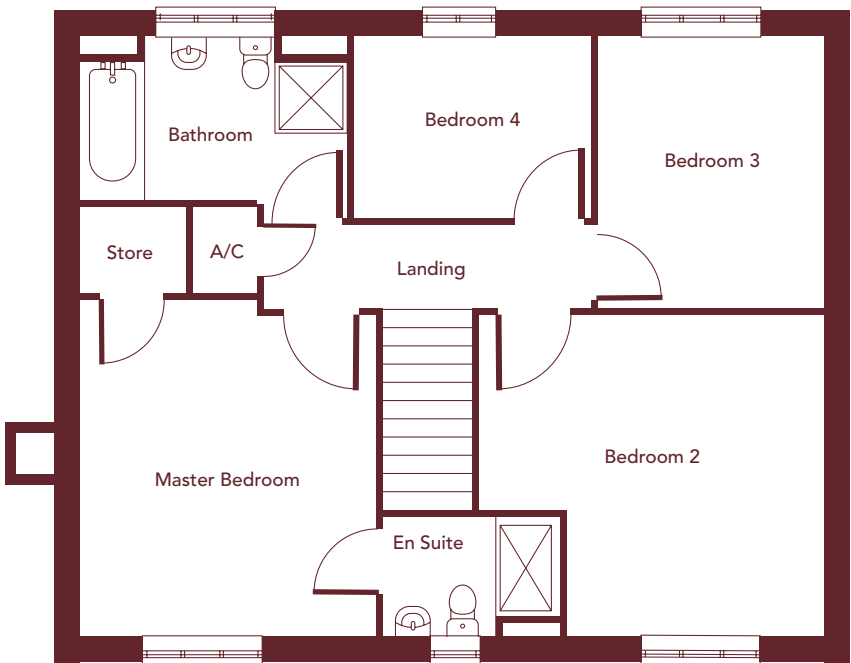
Kitchen / Dining	9.39m x 3.35m	30'8" x 10'10"
Lounge	4.14m x 3.57m	13'6" x 11'7"
Master Bedroom	3.75m x 4.25m	12'3" x 13'9"
Bedroom 2	4.43m x 4.06m	14'6" x 13'3"
Bedroom 3	3.66m x 2.87m	12' x 9'4"
Bedroom 4	2.98m x 2.31m	9'7" x 7'.6"

Whilst these plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Due to the nature of this building refurbishment it is not possible to give more than a general impression of the floor plans and configurations. Room dimensions are plus/minus 100mm.

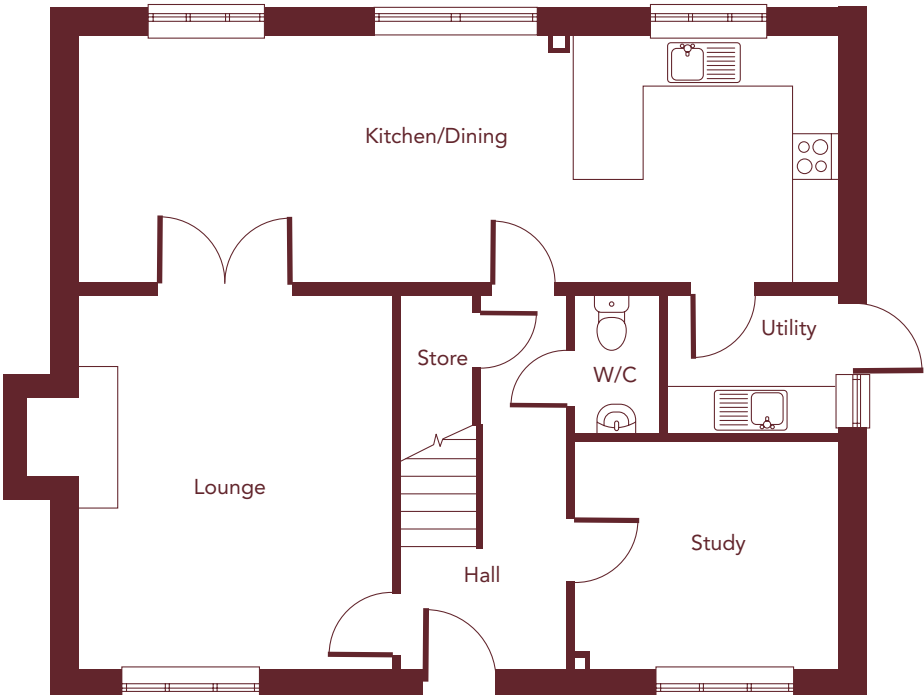
GROUND
FLOOR



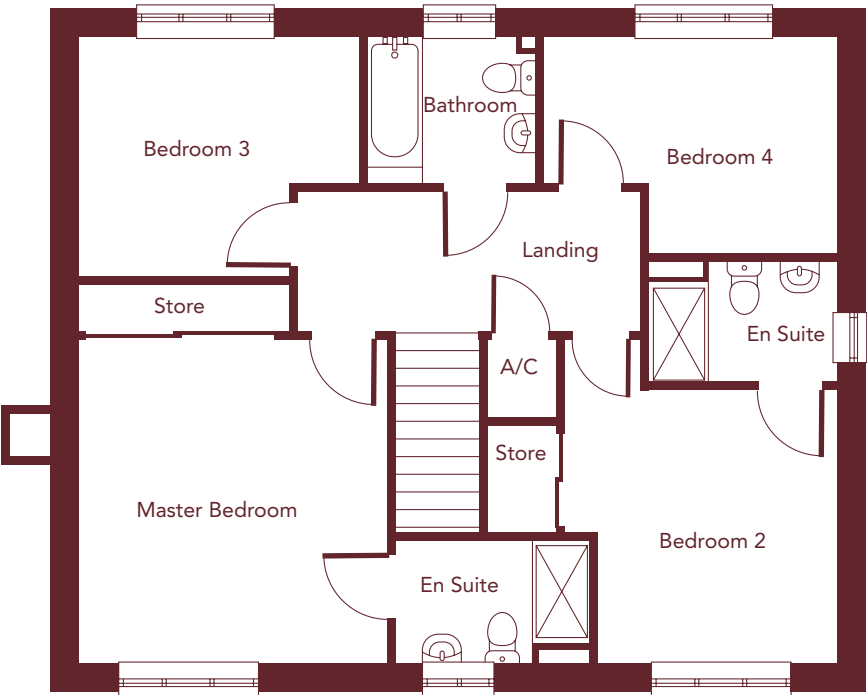
1ST
FLOOR



GROUND
FLOOR



1ST
FLOOR



The Poppy

A detached four-bedroom house with a large open-plan kitchen/diner – perfect for entertaining.



PLOT
10

Total – 158 sq m / 1701 sq ft

Kitchen / Dining	9.79m x 3.21m	31'10" x 10'5"
Lounge	4.85m x 4.06m	15'9" x 13'3"
Study	3.42m x 2.96m	11'2" x 9'7"
Master Bedroom	4.25m x 4.06m	13'9" x 13'3"
Bedroom 2	4.97m x 3.51m	16'3" x 11'5"
Bedroom 3	3.68m x 3.14m	12'10" x 10'3"
Bedroom 4	3.78m x 2.85m	12'4" x 9'4"

Whilst these plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Due to the nature of this building refurbishment it is not possible to give more than a general impression of the floor plans and configurations. Room dimensions are plus/minus 100mm.



The right connections

An All Saints Meadow home may provide the tranquillity of an idyllic rural location. But thanks to the excellent transport links, it's far from isolated.

Three miles to the A11 puts you within 22 minutes drive of Norwich, 1 hour 22 minutes to Stansted and about an hour from the stunning north Norfolk heritage coastline.

By rail from nearby Wymondham station, Ipswich and Cambridge are just over an hour away, and London Liverpool Street a manageable 2 hours 22 minutes.

Well located. Well appointed. Well connected. All Saints Meadow is the perfect answer to 21st century living.



BY TRAIN

from Wymondham rail station

Attleborough	Norwich	Thetford	Cambridge	Cromer	Bury St Edmunds	Ipswich	London Liverpool St
6 mins	14 mins	20 mins	1hr 7 mins	1hr 20 mins	1hr 40 mins	1hr 14 mins	2hrs 22 mins

BY CAR

from Church Road, Wreningham



A11	Wymondham	A47	Attleborough	Norwich	Bury St Edmunds	Cromer	Cambridge	Stansted Airport
6 mins 3.1 miles	10 mins 4.1 miles	12 mins 6.2 miles	13 mins 9.6 miles	22 mins 8.6 miles	50 mins 36.8 miles	1hr 36.4 miles	1hr 9 mins 57.1 miles	1hr 22 mins 78.1 miles

Journey times/distances taken from nationalrail.co.uk and theaa.com. Please note all times are approximate, are dependent on travel conditions and are correct at time of going to press.



At home with the surroundings

At FW Properties, we believe property development is more than just buildings. It's all about designing and constructing homes that complement the existing landscape. Creating places that we would be proud to live in.

A specialist property development company with more than 45 years' experience, we take pride in producing beautiful homes in Norfolk and Suffolk that embrace the locality and character of their surroundings.

Working with a range of professional partners, we ensure high quality construction values are built into every project to create buildings that integrate naturally not just with their surroundings, but with local communities too.

Learn more at
www.fwproperties.com



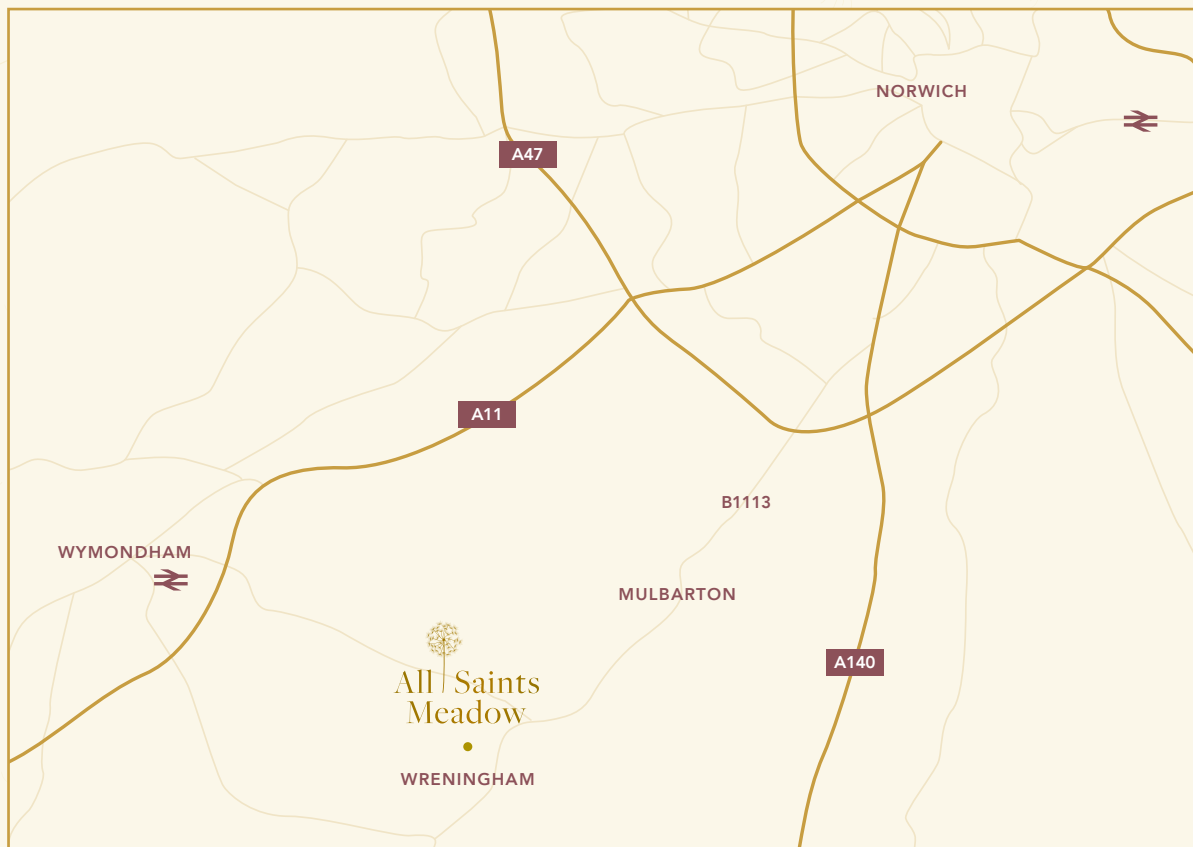
FW
PROPERTIES

It is not possible in a brochure of this nature to do more than give a general impression of the range, variety and quality of the homes we offer at All Saints Meadow. The computer generated images, floor plans, configurations and layouts are included for guidance only. The properties may vary in terms of elevational design details and materials used. Please refer to current drawings with your Sales Consultant.



All Saints Meadow

Church Road, Wreningham
Norwich, NR16 1BH



FW
PROPERTIES

FW Properties Ltd
3 The Close
Norwich, NR1 4DL
Tel: 01603 295 050
Email: enquiries@fw-properties.com
www.fw-properties.com



Savills
Hardwick House, Agricultural Hall Plain
Norwich, NR1 3FS
Tel: 01603 229 244
Email: fcooper@savills.com
www.savills.co.uk