

A detailed botanical line drawing of a plant, likely a species of Hibiscus, featuring large, deeply lobed leaves and a prominent flower with five petals. The drawing is rendered in a light, sketchy style against a dark green background.

# SPOONER ROW

A DEVELOPMENT BY

**ORCHARD**  
HOMES



# Seven beautifully appointed new homes



Welcome to Spooner Row, Norfolk

Welcome to an exceptional new development by Orchard Homes – a stunning collection of just seven beautifully appointed, modern residences set within the peaceful and picturesque village of Spooner Row, Norfolk. Carefully crafted by award-winning architects, each home reflects Orchard's signature blend of contemporary design, traditional charm, and meticulous attention to detail.

These thoughtfully designed four and five-bedroom properties offer expansive, light-filled interiors, ideal for modern family living, while remaining in harmony with their rural surroundings. Nestled in the heart of the Norfolk countryside, the development enjoys a privileged position that includes open green spaces, large private gardens and great access to the local market town of Wymondham – all contributing to a strong sense of community and lifestyle.

Whether you are looking for a forever family home or a tranquil escape from the bustle of urban life, this exclusive development provides the perfect balance of luxury, comfort, and countryside charm – a true testament to Orchard Homes' enduring commitment to quality and place-making.

\*Plots 2, 4 and 7 have already been reserved before the creation of this brochure.

# Previous developments by Orchard Homes

Visit [orchardhometeast.co.uk](http://orchardhometeast.co.uk) for more examples



# The highest quality developments

Orchard was established in 1983 to develop individually designed luxury homes, built to the highest standards in prime locations across East Anglia. A family-run business with a wealth of knowledge in the house building sector, their experienced team prides themselves on their commitment to quality and personal service to provide their clients with something special. Orchard have built up an enviable reputation for the highest quality developments, from individual luxury homes to small and medium sized sites, each treated to the same standards of care and professionalism.

## Commitment to Quality

Their aim is to deliver a home that compliments you, your style and your individuality. It will also add value to the surrounding area, creating inspirational and positive environments for people to live and work in. They also provide a meticulous 'turn-key' project management service, working closely with their valued clients to deliver 'bespoke' projects on time, on budget and to the highest possible specification.

## Inspirational Homes

Orchard's aim is to create unique homes with a team of expert tradesmen that continue to bring the vision to life thanks to their high level of skill care and attention which resonate in profound luxury and timeless interiors. Creativity, quality and beauty are designed into every one of their homes, embracing key environmental policies and developing environmentally friendly strategies.

## Exteriors

Carefully designed planting and lighting thus creating atmosphere and drama whilst ensuring the space is practical and user-friendly. They are committed to being environmentally conscious in each development and to improve and enhance the existing community.

## Environmental Impact

From the initial design through to how you are going to live in an Orchard Homes property, they consider the environmental impact of their design, materials and finishes. Orchard are committed to building homes that are both beautiful and ecologically sustainable. Through constant innovation and considered use of technology, they aim to exceed current standards, where possible, so that the homes will be energy efficient and continue to have a low impact on the environment.



# Spooner Row

## Experience the Charm of Spooner Row

Set amidst the tranquil Norfolk countryside, Spooner Row is a picturesque village that perfectly combines peaceful rural living with excellent modern connectivity. Ideal for families, professionals, and anyone seeking a serene lifestyle, Spooner Row offers a welcoming community surrounded by stunning natural beauty.

Residents benefit from direct train services at Spooner Row Station to Norwich, Cambridge, and Ely, with convenient connections to London. The nearby A11 dual carriageway ensures quick and easy road access to Norwich (just 25 minutes away), Thetford, and the wider region. For air travel, Norwich International Airport is within a short 30-minute drive.

Just 3 miles away, the vibrant market town of Wymondham provides an excellent selection of shops, supermarkets, cafés, restaurants, and healthcare facilities. Families will appreciate the local schools, including the highly regarded Spooner Row Primary School, Wymondham High Academy, and the prestigious Wymondham College, known for its academic excellence.

The location is perfect for those who love the outdoors, with numerous walking trails, golf courses, and nearby nature reserves. Plus, weekend escapes to the scenic Norfolk Broads and North Norfolk Coast are easily accessible for boating, hiking, and relaxing by the water.

Whether you're looking for a tranquil retreat or a well-connected base, Spooner Row offers a unique lifestyle where countryside beauty meets contemporary convenience.

# Orchard Homes Spooner Row Site Development Plan

- Plot 1**  
5 Bedrooms
- Plot 3**  
4 Bedrooms
- Plot 5**  
4 Bedrooms
- Plot 6**  
4 Bedrooms





# Plot 1

5 Bedrooms - 3019 sq ft

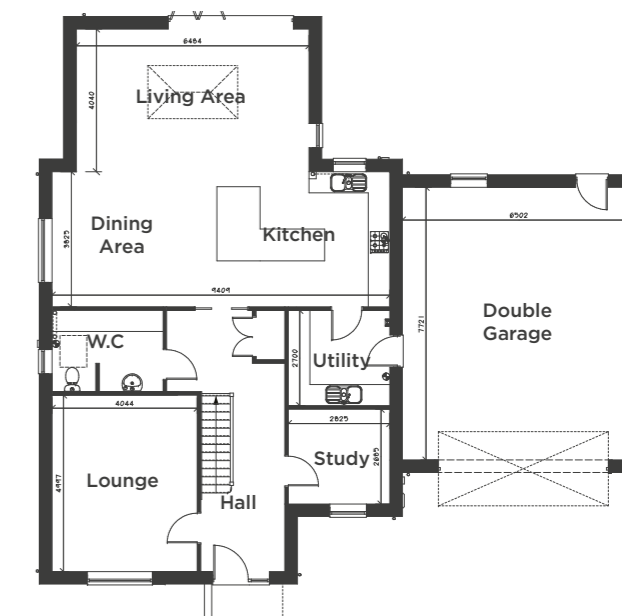
Plot 1 at Spooner Row is a beautifully crafted detached home set in the heart of the Norfolk countryside. With over 3000 sq ft of living space, this property seamlessly blends modern luxury with traditional charm.

Step inside to discover an open-plan kitchen, living, and dining area, designed with entertaining in mind. The bespoke kitchen is complemented by Porcelanosa tiling and premium fittings. A large lounge, private study, and separate utility room provide both comfort and practicality. The home also features a WC/boot room and an integrated double garage, perfect for family living.

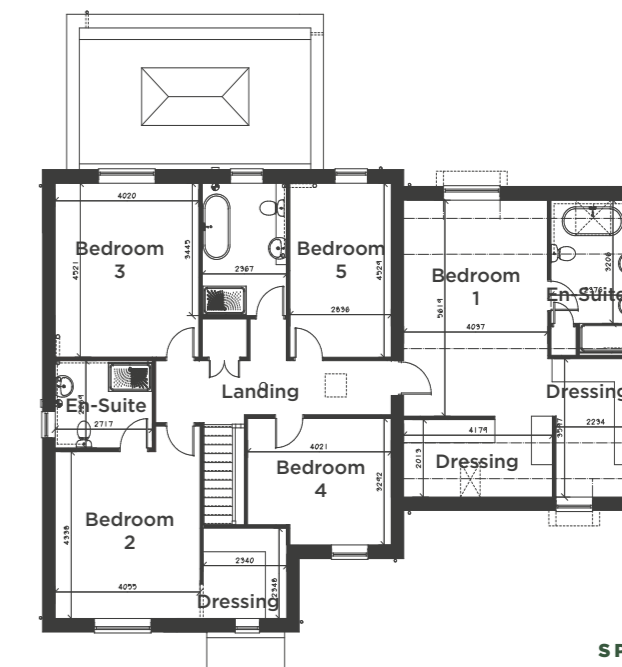
Upstairs, the home boasts five generous bedrooms. The luxurious master suite includes his and hers dressing rooms and a private en-suite bathroom. Bedroom 2 also enjoys its own en-suite and dressing area, while the remaining three bedrooms share a stylish family bathroom. An oak staircase and central landing enhance the home's elegant layout, with ample built-in storage throughout.

This exceptional home combines high-spec features with timeless design, ideal for families seeking both space and style in a picturesque countryside setting.

Ground Floor



First Floor





# Plot 3

4 Bedrooms - 2173 sq ft

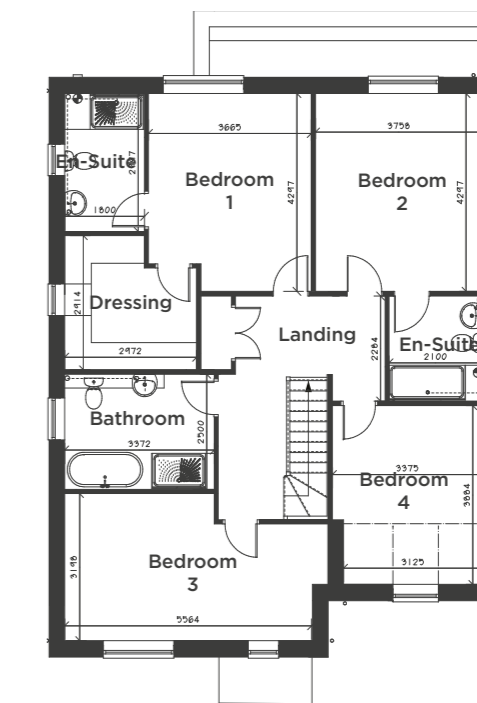
Plot 3 at Spooner Row is a beautifully presented detached home, offering 4 spacious bedrooms, 2 en-suites, and a thoughtfully designed interior that balances modern luxury with traditional charm. Set in the scenic Norfolk countryside, this home is finished to a high specification throughout.

The ground floor features a welcoming entrance hall leading into a generous open-plan kitchen, dining, and family area, perfect for everyday living and entertaining. The bespoke kitchen is complemented by Porcelanosa tiling, with a separate utility room, a private study, a cloakroom, and an integrated single garage adding practicality.

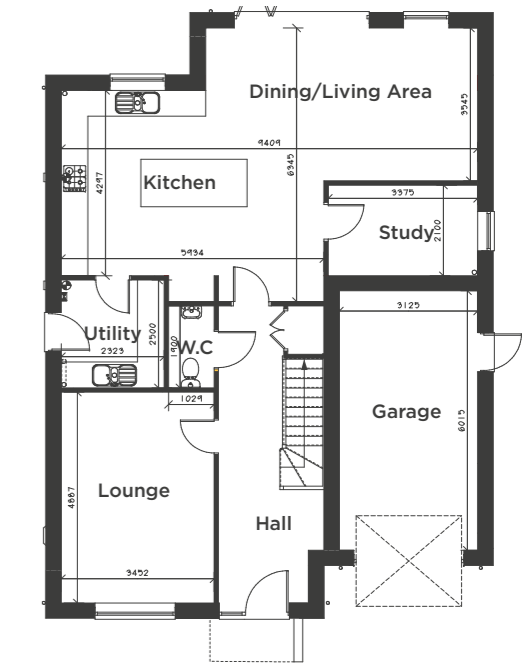
Upstairs, you'll find four well-proportioned bedrooms, including a luxurious master suite complete with a private en-suite and walk-in dressing room. Bedroom 2 also enjoys an en-suite, while the remaining bedrooms share a well-appointed family bathroom. A central landing and ample storage ensure the upper floor is as functional as it is comfortable.

With its stylish layout and peaceful countryside setting, Plot 3 offers the perfect blend of contemporary living and classic design, ideal for modern families.

First Floor



Ground Floor





# Plot 5

4 Bedrooms - 2173 sq ft

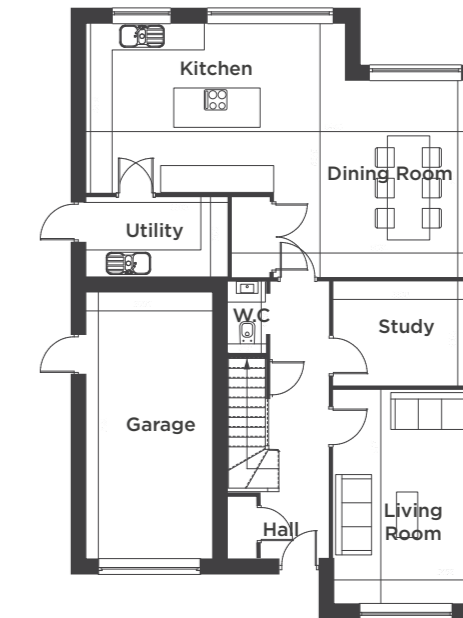
Plot 5 at Spooner Row is a thoughtfully designed detached home, offering four spacious bedrooms, two en-suites, and an integrated single garage. Set within the peaceful Norfolk countryside, this property combines modern elegance with traditional character, finished to a high standard throughout.

At the heart of the home is a generous open-plan kitchen, dining, and living area, ideal for family life and entertaining. The bespoke kitchen is complemented by stylish Porcelanosa tiling, while a separate utility room, private study, cloakroom, and a large lounge complete the versatile ground floor layout.

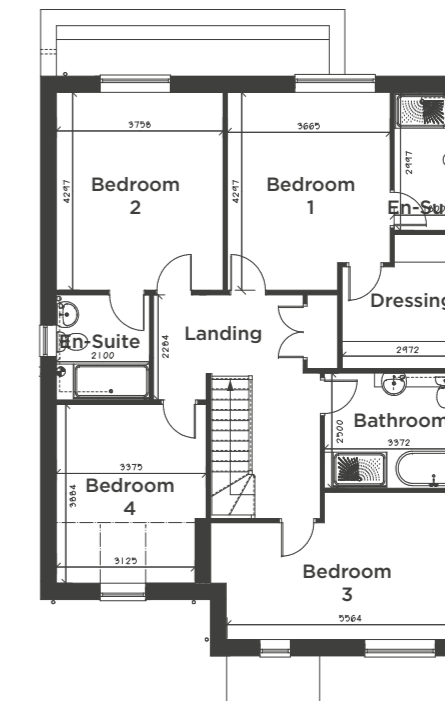
Upstairs, the oak staircase leads to four well-proportioned bedrooms. The master suite features a private en-suite and walk-in dressing room, while bedroom 2 also benefits from its own en-suite. A modern family bathroom and central landing complete the upper floor, offering both comfort and functionality.

With its smart layout, high-spec finishes, and countryside charm, Plot 5 is perfectly suited for families seeking a stylish and spacious home in a beautiful rural setting.

Ground Floor



First Floor





# Plot 6

## 4 Bedrooms - 2288 sq ft

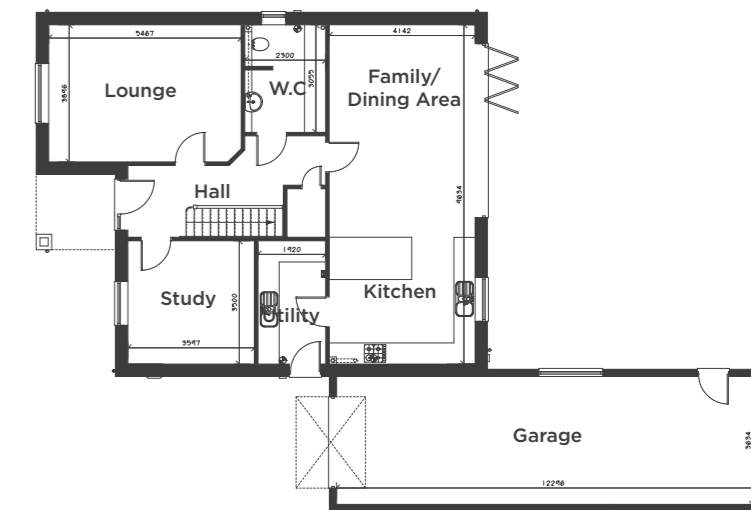
Plot 6 at Spooner Row is a beautifully crafted detached home, offering 4 generously sized bedrooms, 2 en-suites, and a smart, family-friendly layout. Designed with both style and practicality in mind, this home sits proudly in the Norfolk countryside and blends modern finishes with a timeless rural character.

The ground floor features a spacious open-plan kitchen, dining, and family area, perfect for both entertaining and everyday living. The bespoke kitchen is enhanced by premium Porcelanosa tiling, and the layout includes a boot room, utility room, study, and a stylish WC. A separate lounge provides a quiet retreat, while the tandem integrated garage offers space for multiple vehicles or additional storage.

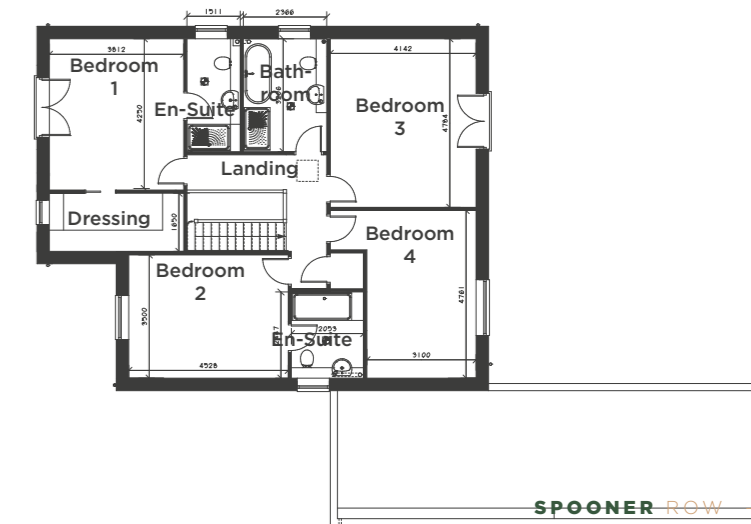
Upstairs, the oak staircase leads to four well-appointed bedrooms. The luxurious master suite boasts a private en-suite and a dedicated dressing room, while bedroom 2 also benefits from its own en-suite. The remaining bedrooms are served by a modern family bathroom, with additional storage provided by a central airing cupboard.

With a versatile design, high-spec features, and a peaceful countryside setting, Plot 6 offers the ideal balance of comfort, elegance, and practicality for modern family living.

Ground Floor



First Floor





# Specification

The high quality specification that Orchard Developments includes is as follows:

## Internal

- Oak doors
- High security five lever locks with triple locking front and rear doors
- Satin chrome internal door hardware
- Ammonite wall paint with slaked lime woodwork (skirting & architrave)
- Super-fast fibre optic internet
- Oak staircase with glazed balustrade
- Built in wardrobes to bedrooms where applicable
- American style dressing rooms to master bedrooms
- Alarm system
- Integrated bin unit

## Kitchen / Utility

- Bespoke designed kitchen
- Quartz worktops to the kitchen
- Laminate worktop to utility room
- Built in high quality appliances – Oven, hob, extractor, dishwasher
- American fridge in all plots
- Self venting induction hob
- Allowance for washing machine/ tumble dryer
- Wine cooler

## Bathrooms

- High quality Duravit and Hans Grohe sanitary ware
- Porcelanosa tiling
- Full height tiling to wet areas with half height everywhere else
- Electric underfloor heating to the master ensuite

## Flooring

- Porcelanosa ceramic tiling to kitchen/dining/ utility room downstairs
- Bathrooms Porcelanosa ceramic tiling to floors, full tile in wet areas and half height elsewhere
- Underfloor heating to all of ground floor
- Electric underfloor heading to master ensuite

## Heating, lighting and electrical

- Premium air source heat pump
- Individual thermostats to each room
- Underfloor heating throughout the downstairs
- CAT 6 cables
- Selection of LED lighting throughout
- Alarm with keypad and App connectivity
- Mains water
- Mains drainage
- Super-fast fibre optic to each property

## External

- Generous patio to the rear of each property
- Hand crafted metal details throughout
- Outside tap
- Turfed and landscaped front gardens
- Seeded rear gardens
- Tar and shingle driveways
- External lights on front, rear and garages
- Electric garage doors
- Power and lighting to garages
- UPVC windows

## Services

- Air source heat pump
- Mains water
- Mains drainage
- Super-fast fibre optic to each property

## Warranty Provider

10 year structural warranty.

## Maintenance Fees

Maintenance fee for Open space, Swale and Sewer.





## ORCHARD HOMES

- Distance to Wymondham**  
3.3 miles approximately 7 mins
- Distance to Diss**  
12 miles approximately 21 mins
- Distance to Thetford**  
18.5 miles approximately 23 mins
- Distance to Norwich**  
14 miles approximately 25 mins
- Distance to Beccles**  
25.7 miles approximately 48 mins



## For further details

### Please contact sole agents for Spooner Row

Warners Estate Agents  
13 Market Street  
Wymondham  
Norfolk NR18 0AJ

Tel: 01953 604431  
Email: [sales@warnersprop.com](mailto:sales@warnersprop.com)  
Web: [www.warnersprop.com](http://www.warnersprop.com)



### Agents notes:

- Completion will be on notice and anticipated dates given cannot be relied upon.
- £1,000 reservation fee 10 week period to exchange.
- Specification listed is for guidance only and is subject to change during the construction process at the developer's discretion.
- Kitchen and Bathroom layouts on the floorplans are for illustrative purposes only. Kitchen plans are available via Warners New Homes.
- Whilst every attempt has been made to ensure the accuracy of the CGI images and floorplans, these are for illustrative purposes only and should be used as such and not relied upon by any prospective purchaser.
- Under the terms of the Estate Agency Act 1979 (Section 21) please note that the vendor of this development is a relative or associate of an employee of Warners Estate Agents.

This brochure was produced by Warners Estate Agents on behalf of Orchard Homes Ltd.



Exceptional homes for discerning clients

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