



**STOBART  
& HURRELL**

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## Clock House, Mill Street, Buxton, Norfolk, NR10 5JE

A well-presented detached home set within the picturesque riverside village of Buxton, separated from neighbouring Lamas by the gently meandering River Bure at the charming Buxton Water Mill. The property enjoys convenient access to local amenities including a village pre-school and primary school, village store, and fish and chip shop, all contributing to its strong sense of community.

Positioned just off the road and overlooking the river and water meadow, the home benefits from easy access to the River Bure and surrounding countryside. A side driveway provides off-road parking, while to the rear an attractive, low-maintenance courtyard garden with paved walkways offers a peaceful setting for relaxation and entertaining. Additional features include a timber storage shed and a versatile garden studio, ideal as a home office or hobby room.

Internally, the property is well presented throughout. A bright open-plan kitchen/dining room with double windows overlooking the garden leads to an inner lobby, a ground floor bathroom, and a comfortable lounge with feature fireplace. An adjoining sitting room or study enjoys double doors opening onto the garden, enhancing the flow of natural light. Upstairs, there are three bedrooms, one of which benefits from built-in storage, along with a contemporary shower room.

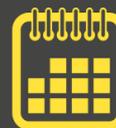
The location is further enhanced by its proximity to Wroxham, offering riverside dining, independent shops, and boat hire, while the popular market town of Aylsham lies approximately four miles to the north-west. The Norfolk coastline and the historic city of Norwich are both within a comfortable thirty-minute drive, providing an ideal balance of village charm, countryside living, and modern convenience.



Detached



House



Older



2 Bathrooms



3 Receptions



3 Bedrooms



Tax Band C

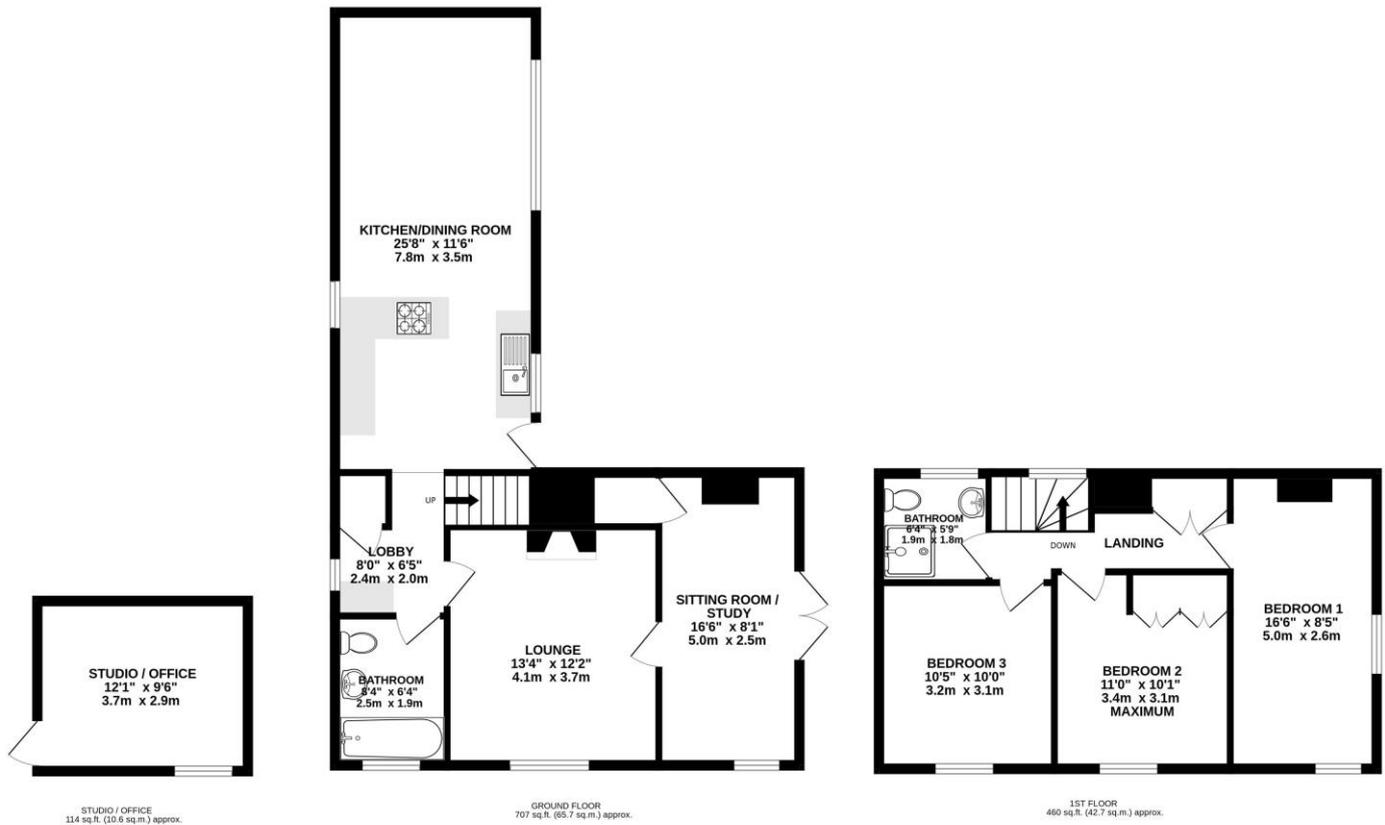


Off-Road  
Parking



No  
Garage





STUDIO / OFFICE  
114 sq.ft. (10.6 sq.m.) approx.

GROUND FLOOR  
707 sq.ft. (65.7 sq.m.) approx.

1ST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.

TOTAL FLOOR AREA : 1282 sq.ft. (119.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

## Stobart & Hurrell

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