



Impressive Victorian rectory in over 5 acres

Bressingham Lodge, Bressingham, nr Diss, IP22 2AA

Freehold



Entrance hall • Drawing Room • Dining Room • Sitting Room • Study • Kitchen with Aga • Pantry • Utility
Downstairs Cloakroom •
Principal Bedroom with ensuite shower room • Family Bathroom • Four further bedrooms • Additional shower room • Additional Cloakroom • Stable Block • Cart Sheds
• Attractive gardens of about 5.5 acres

The Property

Grade II listed Bressingham Lodge is a fine example of an early Victorian rectory standing in impressive grounds of approx. 5.5 acres. It was built in 1842, as the rectory for St John the Baptist Church in the South Norfolk village of Bressingham. The former rectory was designed by the known Gothic revivalist architect Samuel Sanders Teulon.

Offering spacious accommodation throughout including five bedrooms and four well-proportioned reception rooms, the property makes an excellent family home. The current owners have sympathetically renovated the house where appropriate, whilst maintaining the period details. To the first floor, a feature of particular note, is the stunning stained glass window, very much a centrepiece of the Gothic inspired design. Many of the rooms enjoy views out to the delightful gardens.

Outside

Bressingham Lodge is situated in extensive grounds of approx. 5.5 acres. In addition to the formal lawn, there are areas of meadow, orchard and woodland. Mature trees surround the property and provide natural privacy.

Approached via a five bar gate and gravel drive leading to a generous parking area including cart sheds and an attractive listed Stable block that offers further scope for conversion should the owner desire.

A children's play area has been incorporated close to the house and is included within the sale.

To the back of the house is a courtyard with useful outside storage space. There is further vehicular access through a side gate via a private road.

Situation

Bressingham Lodge lies in the village of Bressingham which has a primary school, village shop and restaurant. The village is located 3 miles away from the market town of Diss, which features a regular mainline train service to London Liverpool Street with a journey time of 90 minutes. Diss also offers local services and amenities including independent shops, cafes, restaurants alongside everyday facilities and three large supermarkets. Senior schooling is available in Diss and there are a number of independent school options in the wider area.



Services

Mains electricity, mains water, oil fired central heating and private drainage system.

Local Authority

South Norfolk District Council
Council Tax Band G

Fixtures & Fittings

All fixtures and fittings including fitted carpets and curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Viewings

Strictly by appointment with Savills. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



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Main House = 3,530 sq ft / 328 sq m

Outbuilding = 1,963 sq ft / 182 sq m

Total gross = 5,493 sq ft / 510 sq m



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