



Abbotts Court

Victoria Avenue | Brandon | Suffolk | IP27 0HZ

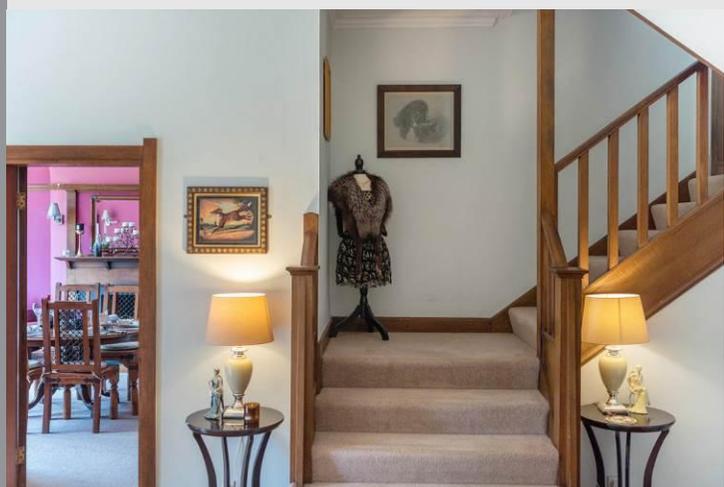
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Abbotts Court

Step into timeless elegance with this truly remarkable family residence, originally built in 1901 as the town's Rectory.

Nestled within approximately 4 acres of beautifully maintained parkland-style gardens, this distinguished home offers both privacy and prestige — all just a short stroll from the heart of Brandon town centre.

Sympathetically updated throughout by the current owners, the property showcases a perfect balance of historic charm and contemporary comfort, with elegant proportions, character features, and light-filled living spaces designed for modern family life.





Step Inside

Upon entering this exceptional residence, you are immediately welcomed by an impressive entrance hall featuring a cloakroom with WC, along with a dedicated home office complete with a walk-in storage cupboard. The heart of the home lies within the magnificent reception hall, where a beautiful oak staircase, original fireplace, and access to a charming conservatory set the tone for the elegant interiors throughout. The principal reception room and formal dining room are both generously proportioned, each boasting large bay windows that frame picturesque views over the expansive grounds. High ceilings enhance the sense of space, while a wood-burning stove in the main reception room and a feature fireplace in the dining room add warmth and character. The recently updated kitchen is both stylish and functional, fitted with an extensive range of modern wall and base units, plinth drawers, an island with breakfast bar, and a suite of high-end appliances including an AGA cooker, combination gas and induction hob with extractor, two electric ovens, a steam oven, microwave, integrated dishwasher and washing machine, plate warming drawer, and stainless steel sink. Adjoining the kitchen is a bright breakfast room with doors leading out to the rear garden, accompanied by a well-equipped utility room, an additional W.C., and an inner hallway with secondary staircase access to the first floor and entry to a substantial cellar currently divided into three sections, offering excellent potential for conversion. The first floor presents a spacious landing that leads to five beautifully appointed bedrooms, each enjoying far-reaching views across the manicured grounds. The principal bedroom benefits from a private en suite shower room, while a generous family bathroom features a roll-top claw-foot bath, wash hand basin, W.C., and heated towel rail. A separate shower room and W.C. provide additional convenience for family living. Ascending to the second floor, three further bedrooms are accompanied by a modern en suite shower room, separate W.C., and a compact kitchen area with electric cooker and hob, base units, stainless steel sink, and space for an undercounter fridge—ideal for guest accommodation, an au pair suite, or multi-generational living. This outstanding home combines elegant period features with contemporary comfort across three spacious floors, offering flexible living and exceptional lifestyle potential.

Completing the accommodation is the converted cart lodge, known as The Lodge, which offers a well-appointed layout, featuring a modern kitchen, comfortable lounge, cloakroom W.C., a bedroom with en suite wet room, and an additional sitting area. It also benefits from its own private enclosed garden, making it ideal for use as a self-contained annexe. A previously blocked internal doorway offers the potential to easily reconnect The Lodge to the main residence, should multi-generational living or extended family use be desired.





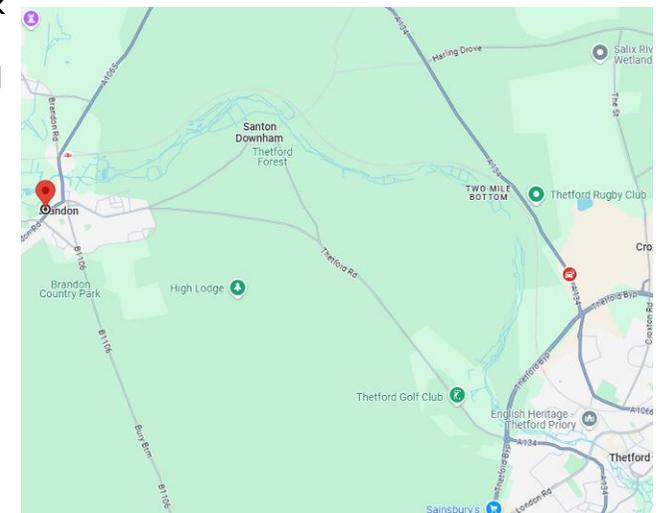
Step Outside

Externally, the property is approached via a generous shingled driveway, providing ample parking and turning space, along with access to a substantial covered store, ideal for additional vehicles or equipment. The residence is set within approximately four acres of meticulously landscaped grounds, offering an exceptional sense of peace and seclusion. At the heart of the gardens lies a picturesque ornamental lake, complete with a charming water fountain feature, creating a tranquil focal point within the landscape. The grounds are further enhanced by a wide variety of mature trees, sweeping lawns, and thoughtfully designed spaces, including a dedicated wild garden area—carefully cultivated to support and attract local wildlife, enriching the property's natural surroundings and biodiversity.



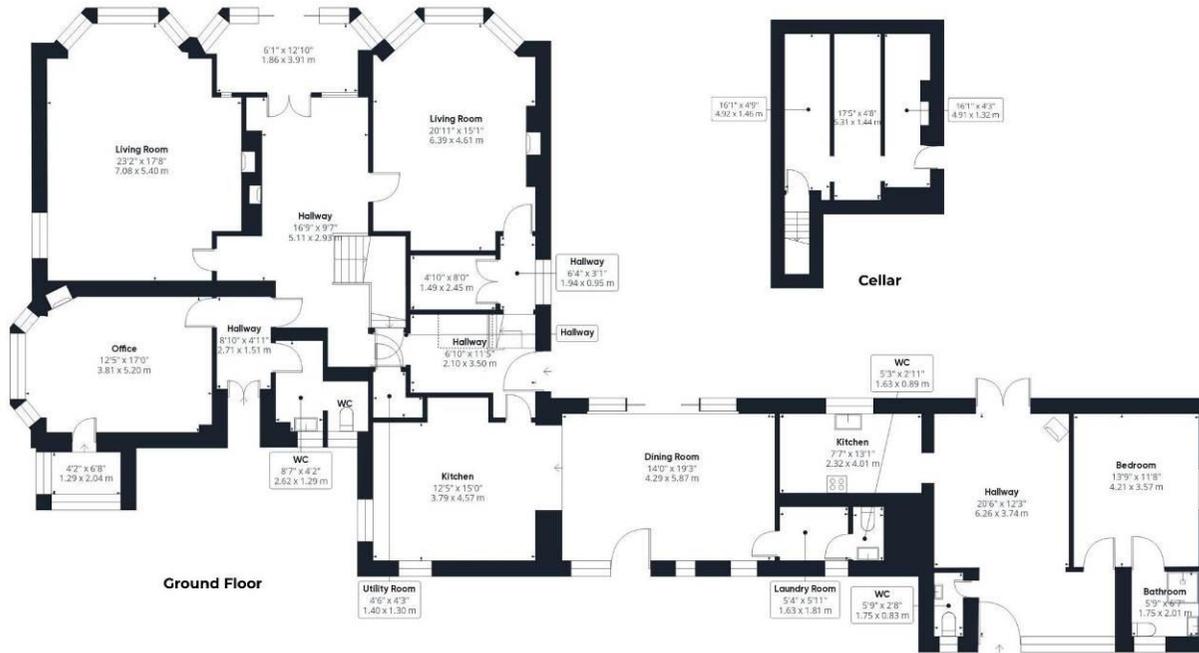
Location

Brandon is a small West Suffolk town situated in the heart of the Breckland and the Thetford pine forest. It has a range of shops catering for most day to day needs; churches; schools, station and other facilities including a modern sports complex. The larger town of Thetford is only six miles away with a sports centre with an indoor swimming and leisure pool complex and a range of other sporting and social clubs and amenities.



Services

- Mains Electric
- Mains Water
- Septic Tank
- Mains Gas
- EPC - D
- Council Tax Band - G
- EPC – E (The Lodge)
- Calor Gas (The Lodge)



Approximate total area⁽¹⁾

5161.96 ft²
479.56 m²

Reduced headroom

156.38 ft²
14.53 m²



(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. In internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Registered Address:- Chiltern House, 36 High Street, Brandon, IP27 0AQ.





Fine & Country
Tel: 01284 718822
burystedmunds@fineandcountry.com

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