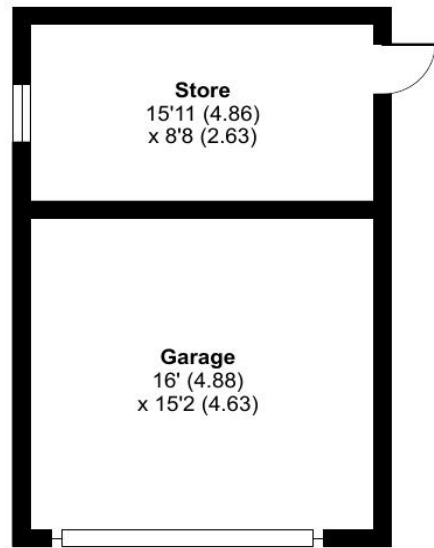
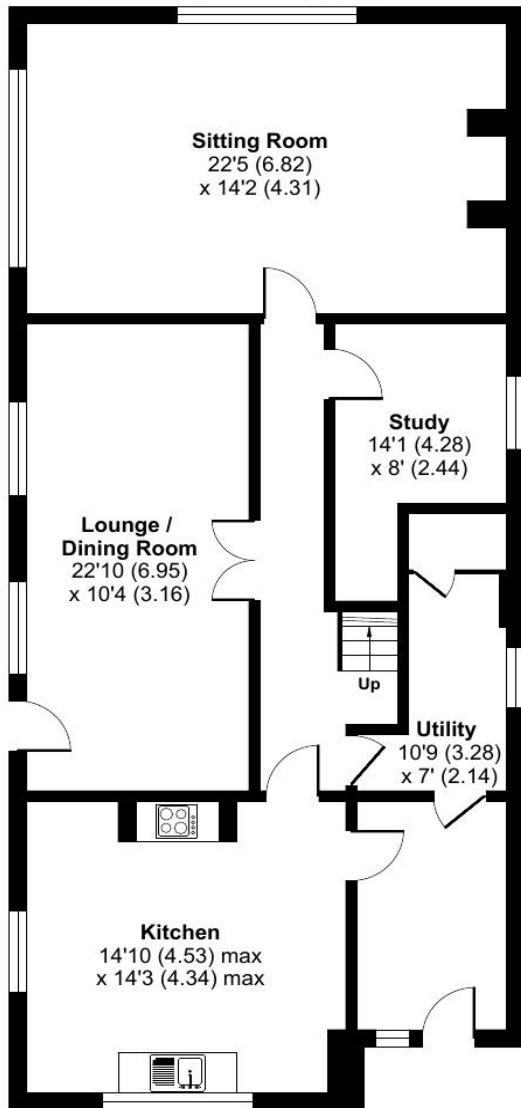


Scotts Lane, Brookville, Thetford, IP26

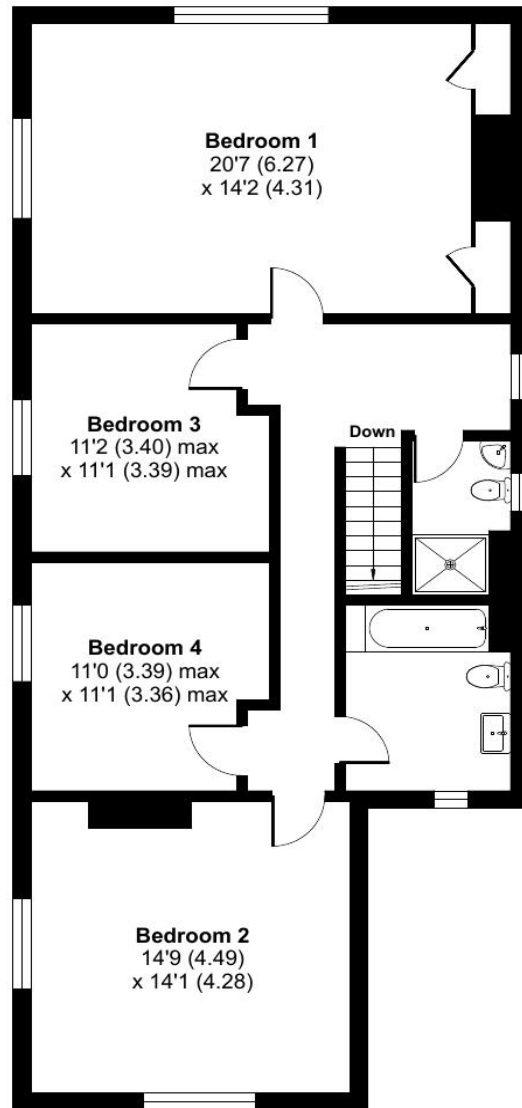
Approximate Area = 2201 sq ft / 204.4 sq m
 Garage = 243 sq ft / 22.5 sq m
 Outbuilding = 138 sq ft / 12.8 sq m
 Total = 2582 sq ft / 239.7 sq m
 For identification only - Not to scale



GARAGE / OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Scotts Lane, Brookville, Thetford, IP26 4RD

Spacious four double bedroom detached house idyllically situated in a secluded, remote position in the village of Brookville. The property is located on a large plot approaching 0.75 of an acre STMS and offers double garage, parking for numerous vehicles, three reception rooms, oil fired central heating and mostly double glazed.

Price £525,000 Freehold

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2025. Produced for Longsons. REF: 1309933





Idyllically situated in a remote secluded location on a sizeable plot in Brookville near Methwold, Longsons are delighted to bring to the market, this spacious detached, four double bedroom house. The property sits in generous grounds with a long driveway providing an impressive approach to the property and offers double garage, a generous plot approaching 0.75 of an acre STMS, three reception rooms, bathroom and shower room, log burning stove, oil fired central heating and mostly double glazed.

Viewing highly recommended!

Briefly, the property offers entrance hall, laundry room, kitchen/breakfast room, lounge, sitting room, office/study, four double bedrooms, shower room, bathroom, double garage, large gardens, parking for numerous vehicles, oil fired central heating and mostly double glazed.

Brookville. Brookville lies within a mile from the village of Methwold, which has secondary education facilities and other services including a public house and a church. There are also bus services to the market town of Brandon and there is easy access to the larger towns of Swaffham, Downham Market, Thetford and King's Lynn. The North Norfolk coast is less than an hours drive away and the village lies on the edge of the Thetford Forest Park, a haven for lovers of walking and wildlife.





Entrance Hall

Entrance door to front, UPVC double glazed window to side, radiator.

Laundry Room

10'9" (3.28m) Max x 7'0" (2.13m) Max

Space and plumbing for washing machine, enamel butler style sink unit with mixer tap, cupboard housing oil fired central heating boiler, obscure glass UPVC double glazed window to side, radiator.

Kitchen/ Breakfast Room

14'10" (4.52m) Max x 14'3" (4.34m) Max

Fitted stainless steel one and a half bowl sink unit with storage units underneath, space for large range style oven, UPVC double glazed windows to front and side, space for large American style fridge/freezer, radiator.

Inner Hall

Stairs to first floor, radiator.

Lounge/ Dining Room

22'10" (6.96m) x 10'4" (3.15m)

Two windows to side, stable style entrance door opening to veranda, radiator.

Sitting Room

22'5" (6.83m) x 14'2" (4.32m)

Feature fireplace with inset log burning stove, UPVC double glazed windows to rear and side, fitted book shelves, fitted storage and shelving to alcoves, two radiators.

Office/ Study

14'1" (4.29m) x 8'0" (2.44m)

Obscure glass UPVC double glazed window to side, radiator.

Stairs & Landing

UPVC double glazed window to side, loft access, radiator.

Bedroom One

20'7" (6.27m) x 14'2" (4.32m)

UPVC double glazed windows to front and side, radiator.

Bedroom Two

14'9" (4.5m) x 14'1" (4.29m)

Built in wardrobes, UPVC double glazed windows to rear and side, radiator.

Bedroom Three

11'2" (3.4m) Max x 11'1" (3.38m) Max

UPVC double glazed window to side, radiator.





Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Spacious, Detached House
- Four Double Bedrooms
- Three Reception Rooms
- Energy Efficiency Rating E53
- Kitchen/Breakfast Room & Laundry Room
- Good Sized Plot
- Double Garage & Parking for Numerous Vehicles
- Idyllic Position
- Bathroom & Shower Room
- Log Burning Stove

Bedroom Four
11'0" (3.35m) Max x 11'1" (3.38m) Max

UPVC double glazed window to side, radiator.

Bathroom

Bathroom suite comprising bath, wash basin, WC, tiled splashback, UPVC double glazed window to front, extractor fan.

Shower Room

double shower cubicle with shower curtain, wash basin, WC, radiator, tiled splashback.

Outside Front

Large front garden with long driveway providing an impressive approach to the property, parking for many vehicles, laid to lawn, outside light, outside tap.

Double Garage
16'0" (4.88m) x 15'2" (4.62m)

Main up and over door to front, concrete panel construction.

Rear & Side Gardens

Gardens laid to lawn with established trees and fruit trees, vegetable growing area, wooden covered veranda seating area.

Agents Note

EPC rating E53(Full copy available on request)
 Council tax band E (Own enquiries should be made via Kings Lynn & West Norfolk District Council)

