



# Kempstone Lodge

Brooke Gardens, Brooke, Norfolk NR15 1JH

**BROWN & CO**



## Kempstone Lodge, Brooke Gardens, Brooke, Norfolk NR15 1JH

Outstanding contemporary five/six bedroom house in a prime village location

Asking Price £975,000



### DESCRIPTION

Kempstone Lodge comes to the market for the first time in nearly forty years and dates back to 1982-1983, being one of four contemporary properties located on this select development known as Brooke Gardens, close to the Mere in Brooke and part of the Brooke House Estate, which until 1982 was in the ownership of the Mackintosh family of chocolate fame. The houses here were built by the well known local builder, Hibbett & Key, to a high standard and Kempstone Lodge has an open plan feel, being extended in 1989 to provide a further reception room and utility room, with accommodation over.

Everything works very well and the property is approached via a wide, light and airy entrance hall with access to the principal ground floor rooms, including study, sitting room and dining room leading through to the family room/sung and kitchen.

Upstairs the rooms are arranged around a landing area with suitable bathroom facilities, including three en-suites.

Outside the house is approached from the communal drive serving this development and Brooke House Care Home. The drive then leads through to Kempstone Lodge and the entire plot extends to 0.51 acres (subject to measured survey) with gardens to front and

rear. There is plenty of hard standing at the front for vehicles and the property benefits from a large double garage with workshop and general storage space as well.

The rear garden is a major feature of the property, being part walled and the vendors have established a most wonderful flower garden over many years and have retained the original Pool House that was used back in the days of the Mackintosh family as a feature. The gardens include flowers, trees and shrubs and a particular feature is the wisteria adjoining the rear of the property and terrace. There is a great deal of privacy and the property is south-west facing, benefiting from the sun as the day goes on.

### LOCATION

The property is situated on the edge of the village within walking distance of all the local shopping and transport facilities available in this popular village, which is some 8 miles south of Norwich. There are excellent local facilities in the village including primary school, farm shop, garage, village hall, cricket club and thriving church community and there are wonderful walks in the vicinity. Access to Norwich is good and there are excellent facilities in Bungay and nearby Poringland.

### DIRECTIONS

Proceed out of Norwich on the B1332 Bungay Road. Continue through Poringland and on entering the village of Brooke continue past the garage on the right and the King's Head Public House on the left. Turn left at the crossroads, continue along the road and the entrance to Brooke Gardens and Brooke House Care Home will be seen on the right hand side. Continue down here and the first turning on the right leads to Kempstone Lodge. There is a five bar gate at entrance to the property.

### AGENT'S NOTES

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

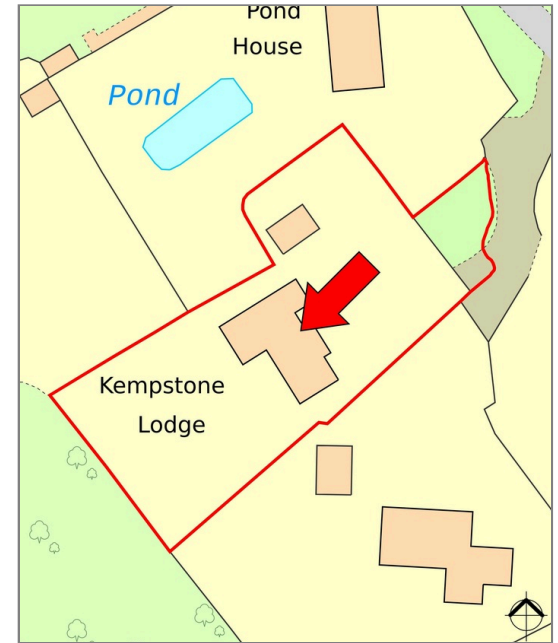
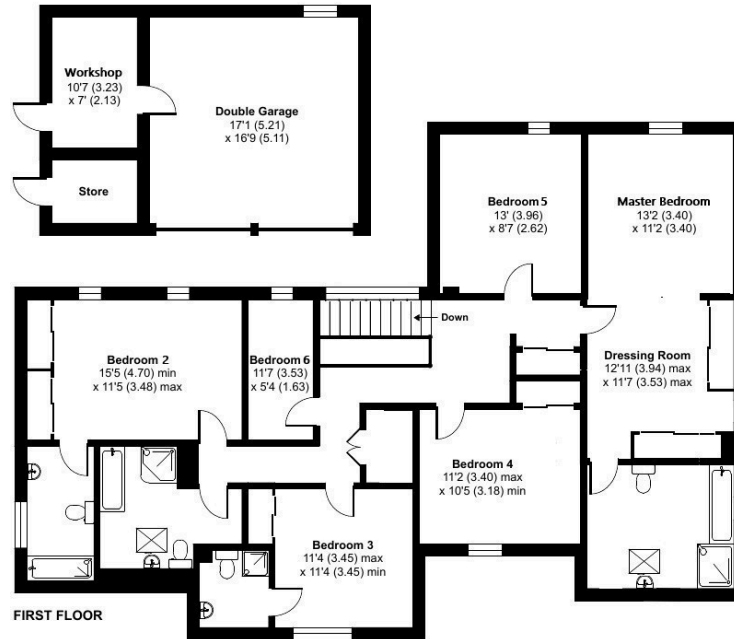
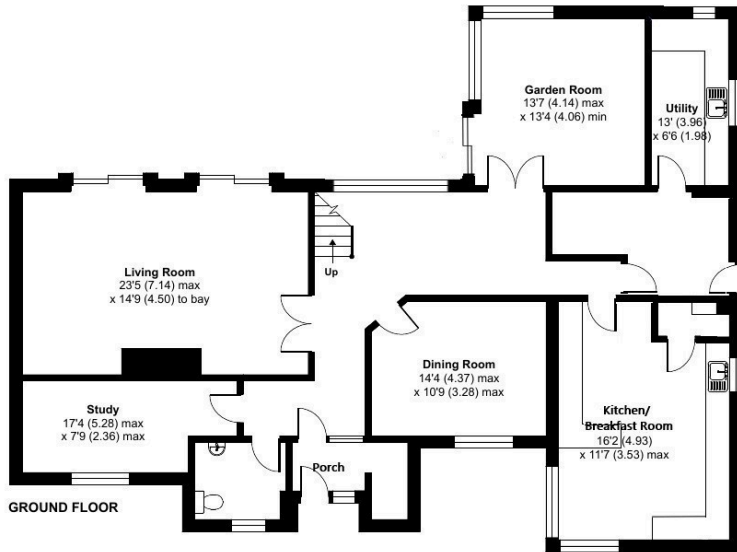
**VIEWING - Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871**





# Brooke Gardens, Brooke, Norwich, NR15

Approximate Area = 3224 sq ft / 299.5 sq m  
 Garage = 289 sq ft / 26.8 sq m  
 Outbuilding = 110 sq ft / 10.2 sq m  
 Total = 3623 sq ft / 336.5 sq m  
 For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E		
21-38	F	32 F	
1-20	G		

**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Brown & Co. REF: 942998

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