



Tudor Lodge
Browston Lane | Browston | Norfolk | NR31 9DL

BEAUTIFULLY BESPOKE



“A modern home with personality, this is a true one-off and all the more appealing for it. The current owners have done a huge amount of work, both inside and out, creating a superb family home along the way. So well planned and exquisitely finished, you have a real sense of quality and attention to detail throughout the house and the garden. The location is the icing on the cake – peaceful and rural yet close to every amenity you need.”



KEY FEATURES

- An Executive Detached Family Home situated in the Village of Browston
- Six Bedrooms with En-Suite to Principal Bedroom and Two further Bathrooms/Shower Rooms
- Five Reception Rooms including a Garden Room
- Contemporary Kitchen/Breakfast Room and Spacious Utility Room
- Large Private Enclosed Garden of around 0.4 of an acre; Outside Entertaining Area
- Gated Entrance leading to an Integral Large Single Garage
- Sweeping Driveway and Ample Parking for Several Vehicles
- Field Views to the Front of the Property
- Easy Access to the Coast
- The Accommodation extends to 3,395sq.ft
- Energy Rating: D

This is a place with real wow factor. Set in a peaceful position with views stretching across fields to the front and paddocks to the rear, it's so green and open, yet so conveniently located for the towns and villages, the Broads and the beach. Its handsome frontage catches the eye and sets the tone for the impressive interior, which in turn draws you into the gorgeous gardens. An unrivalled family home, this must be seen.

Family Friendly

The house was built in 1988 and the current owners have been here since 1997. They were looking for a place in which to raise their growing family and now all three boys are adults and have flown the nest. It's been a much-loved home and has grown with the family – they added an extension in 2003 housing a utility room, storeroom, snug and a garage, before converting the original garage and building above it in 2006. The final addition was a 'party barn' for entertaining, added in 2010.

Stylish And High Spec

The house has all mod cons, including ultrafast full fibre broadband, an intruder alarm and camera, wiring for a projector in the garden room, a recently fitted Kestrel kitchen with new appliances including double ovens, microwave, coffee machine, 5 ring hob, Zip tap for boiling and chilled water, a dishwasher and a large fridge. On the ground floor, there's a spacious study that's large enough for two desks and gets the morning sun. It's perfectly placed to see who's coming up the drive, which is ideal if you have clients coming to the house.





KEY FEATURES

The sitting room is a wonderful family room with a dual aspect getting the sun all day, as well as the fireplace for cosy evenings. The garden room is triple aspect and has been used as a games room, often hosting teens crashing out on the sofas! The formal dining hall works really well and the owners have had 14 here for Christmas in the past. There's a fireplace in here too, so it can be very festive. The owners found the snug to work especially well when their boys were young, so they could be near their mum and she could keep an eye on them, but the tide of toys could be contained! We've already mentioned the kitchen in passing, but there's so much more to say. There's a door to the south, so you can open the room onto the garden and have the sun pour in. The window above the sink was specially designed to open right up to make the kitchen almost part of the garden. And as for the utility room – it's the size of most kitchens! A great place if you have dogs (or children!), it's incredibly practical and useful with another large fridge, a wine fridge and freezer as well as a washing machine. Along with the storeroom, it means you can find a home for everything and keep the house clutter-free.

More To See

Moving upstairs, even the landing has been thoughtfully designed as a usable space. You can fit a sofa here for chilling out and reading, away from the reception rooms. The master faces west to make the most of the sunset views, while all the bedrooms have a nice outlook. There's an en-suite for the master, then the other five bedrooms share a family bathroom with a fabulous deep feature bath and a good shower room with stylish basin.

Glorious Gardens

Outside, there are gardens wrapping around the whole house. The owners have kept bees, chickens and ducks, have frogs and newts in the pond and a wide variety of garden birds visiting. You can close the gates to keep the plot enclosed for dogs or for anyone with small children. It's certainly a fun garden for kids, with plenty to explore and different areas to enjoy. The owners used to paint a short tennis court on one of the lawns during Wimbledon each year and enjoy family tournaments. The barn is ideal when the weather is a bit iffy, as it so often is, and means you can enjoy the garden when it's very hot, if it's windy or when it's raining. If you have adult children or you love hosting friends and family, you'll be glad to see there's plenty of parking on the driveway. An interesting detail – the street lamp in the front came from Southwold Pier and the plinth it stands on came from the Naval Hospital in Great Yarmouth, so there's a nod to local history there.





























INFORMATION



On The Doorstep

The charming village of Browston can be found just north of Fritton. Within the village you have the Browston Hall Golf & Country Club with its driving range, restaurant & bar. Beyond the house, you're only five minutes from Belton, which has a supermarket, Post Office and school, with alternative facilities in nearby Bradwell. There's everything close by in the area from golf to swimming, country walks to every kind of shop. Many of the locals have horses and grow their own and the land this house was built on would originally have been a market garden. The thriving seaside town of Gorleston On Sea is 3.5 miles to the east with its beach, town centre shops, banks, restaurants, hotels & bars & the James Paget Hospital. High schools can be found in Gorleston and the owners' youngest son used to walk back from the Sixth Form here.

How Far Is It To?

Oulton Broad is 5 miles to the south and has a range of leisure facilities, bars and restaurants. Beccles is 12 miles southwest & offers leisure facilities, shops, supermarkets & a sailing club with it being on the Norfolk broads. Norwich is 26 miles west & offers a large shopping centre, independent shops, leisure & cultural facilities as well as a main line rail link to London Liverpool Street & an international airport. Southwold is easily accessible on the east coast & is around 35 minutes by car

Directions

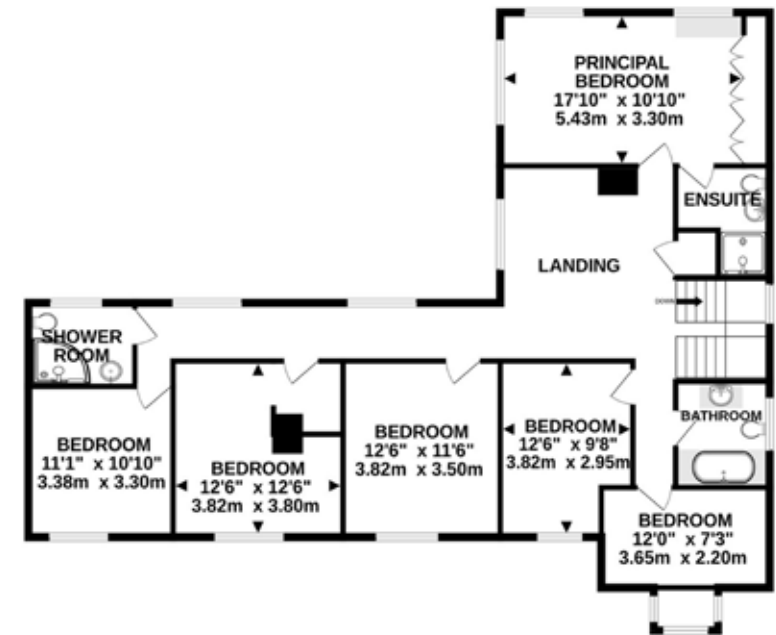
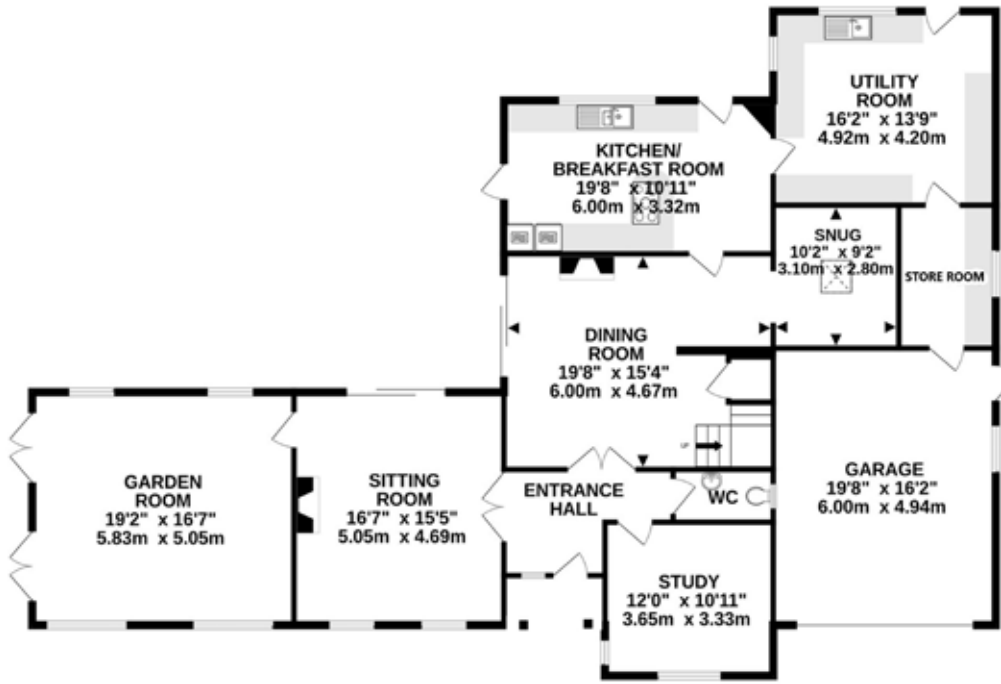
When leaving Beccles take the A146 towards Norwich. At the roundabout take the 3rd exit onto the A143 towards Haddiscoe. Drive for approximately 8.5 miles, through the villages of Haddiscoe, St Olaves and Fritton. When you reach Belton, take a right-hand turn at the crossroads onto Lound Road. Turn left onto Cherry Lane at the junction turn left onto Browston lane. The property will be found on your left.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...[belt.extensive.surnames](https://www.belt.extensive.surnames)

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank
Great Yarmouth Borough Council - Council Tax Band F
Freehold

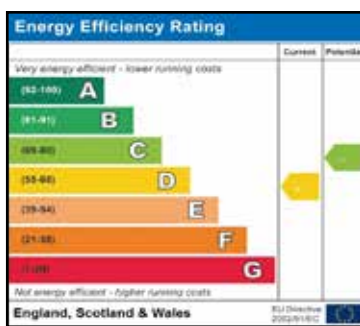


GROUND FLOOR
2040 sq.ft. (189.5 sq.m.) approx.

1ST FLOOR
1356 sq.ft. (125.9 sq.m.) approx.

TOTAL FLOOR AREA : 3395 sq.ft. (315.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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