
abbotFox
Bespoke.

Mansel Lodge, Great Ellingham
Guide Price £700,000 - £725,000

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abbotFox Bespoke is a private office within abbotFox specialising in the sale and letting of some of the region’s most exclusive and prestigious properties.

Samuel Le Good I **Head of Bespoke**











THE DETAIL

abbotFox Bespoke presents Manse Lodge. An imposing detached home, set in approximately an acre of grounds (STMS) with open field views.

Accommodation
Neatly arranged over two floors, this home offers a high degree of flexibility in its layout and represents an excellent opportunity for any growing family, with annexe potential. The ground floor offers an inviting reception hall, which leads to a spacious internal hallway, two lounges, conservatory, dining room, kitchen breakfast room, boot room and cloakroom. The first floor offers a stunning galleried landing, with a principal bedroom, which offers an en-suite shower room and access to a private balcony with stunning open views. The second bedroom also benefits from an en-suite with the first floor completed by two further double bedrooms and a spacious family bathroom. The property further benefits from an external utility room and boiler room, along with a bespoke workshop with power and light, which could be converted to additional accommodation if required. The generous rear gardens are mostly laid to lawn, and enclosed by mature hedges.

Location
Great Ellingham is a well serviced village, within easy reach of the nearby market town of Attleborough. Excellent road links via the A11 mean Norwich and Cambridge can be reached comfortably. The property is set on the edges of the village on a private gated driveway which leads to only one other property. This is a real escape to the country, whilst retaining nearby amenities.

Buyers
Ideal for a growing family or for those looking for annexe potential, this home offers an abundance of living space, and a high degree of flexibility in its layout. The property lends itself excellently for those working from home or requiring space.

Our Agents View
"The sense of seclusion, whilst remaining within easy reach of amenities is a rare find. Properties that offer the space and potential of Manse Lodge are a rare find with an internal viewing highly recommended."



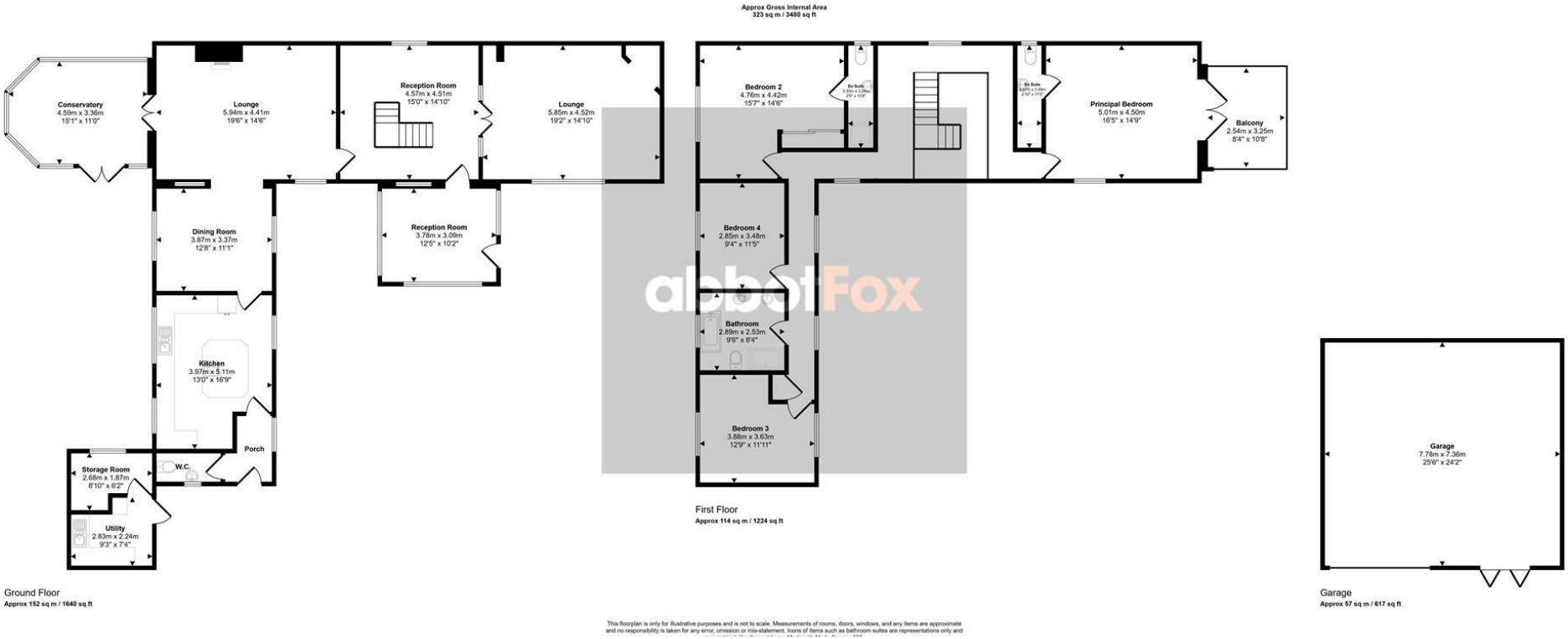




THE HIGHLIGHTS___



- Spacious detached house
- Four double bedrooms
- Generous living accommodation
- Approximately 1 acre of grounds (STMS)
- Open field views
- Detached modern workshop with annexe potential (STNC)
- *Guide price £625,000 - £675,000*
- Easy access to nearby towns and excellent road links
- Ideal family home
- Viewing advised



Let's talk
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EPC RATING -

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