

Theydon House,
Framingham Pigot, Norfolk



Strutt
& Parker

Land and property. Since 1885.

An attractive detached 5-bedroom family house with associated garaging set within generous and well landscaped gardens

The property

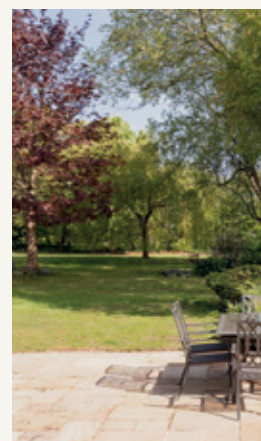
Theydon House is a substantial and impressive Late Victorian family house built in the 1890s of red brick construction under a tiled roof. The house is light and airy and offers generous reception rooms and family-sized accommodation. Of particular note is the large open plan kitchen and breakfast room which is linked to the large dining room that leads out to the rear patio seating area. The principal rooms all enjoy views over the beautifully landscaped gardens as well as the surrounding countryside.

On the first floor there is a large double bedroom with dressing room and en suite bathroom. There are also four further bedrooms serviced by two family bathrooms. The current owners have improved Theydon House with a number of new windows, decoration throughout and added features such as the electric gates during their tenure.



3856 sq ft (358.2 sq m)
4 reception rooms
5 bedrooms | 3 bathrooms
Detached double and single garage | Generous gardens extending to 1.04 acres
Freehold | Rural setting

Guide price £1,300,000





Outside

Theydon House is accessed via electric gates and a carriage driveway which has parking for multiple cars and associated garaging at both the eastern and western entrances. The gardens are mainly laid to lawn with shrub and hedge borders and to the rear of the house is an extensive patio seating area which offers excellent family and entertaining space.

Location

Theydon House is situated between the rural villages of Framingham Pigot and Bramerton, about 5 miles to the south of Norwich. The area is surrounded by unspoilt rural countryside yet is within easy access of Norwich – John Lewis is roughly 10 minutes away. The Cathedral city of Norwich has a vibrant business community and is the regional centre providing excellent schooling in both the public and private sector, as well as shopping, leisure and cultural facilities. There is a mainline railway station, 10 minutes away, to London Liverpool Street and an expanding airport to the north.

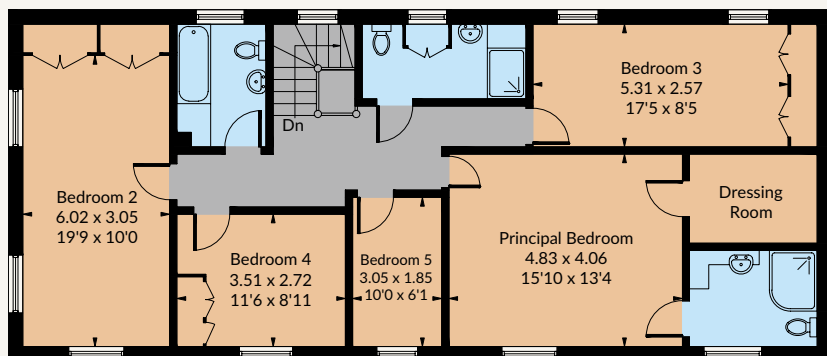
Postcode region: NR14

General

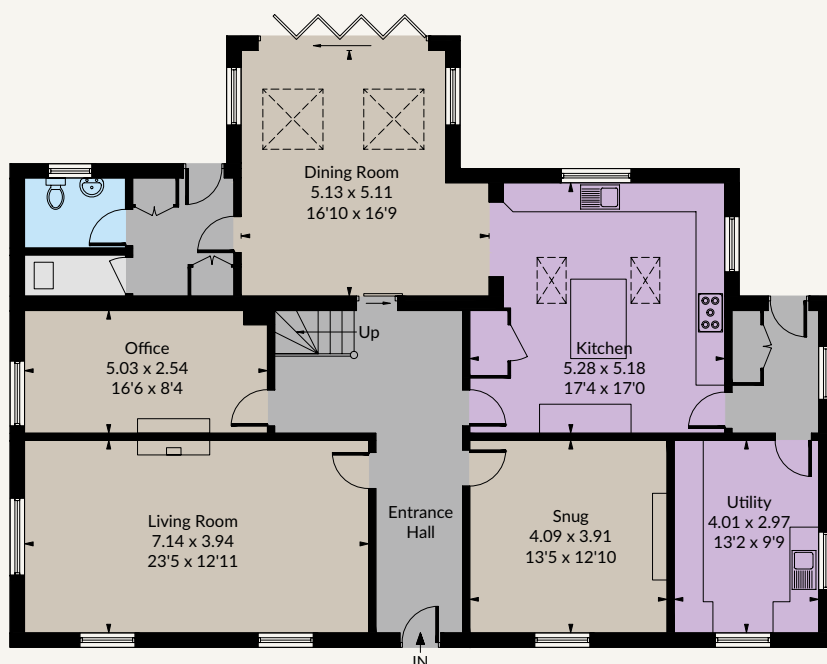
Local Authority: South Norfolk Council
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Services: Mains electricity, mains water, septic tank drainage, oil fired central heating. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.
Council Tax: Band G
EPC Rating: D

Approximate Gross Internal Area
 Main House: 272.9 sq m / 2938 sq ft
 Garages: 85.3 sq m / 918 sq ft
 Total: 358.2 sq m / 3856 sq ft

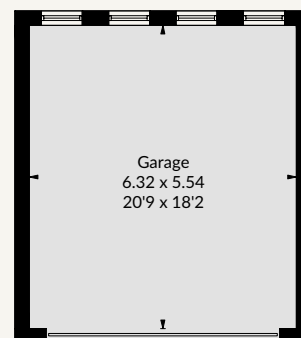
For identification purposes only.



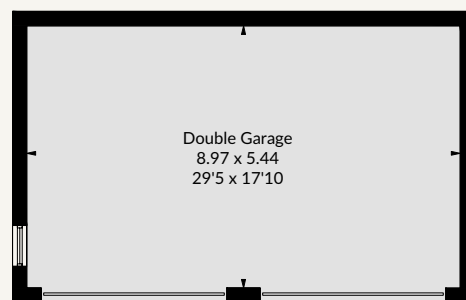
First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

© WFP Photography Ltd 2026 | www.williamspitt.co.uk

Strutt & Parker Norwich

4 Upper King Street, Norwich, Norfolk NR3 1HA

01603 617431 | norwich@struttandparker.com



@struttandparker struttandparker.com

Strutt & Parker

Land and property. Since 1885.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken April 2026. Particulars prepared May 2026.