



Seven Hills Church Lane, Rushford

Thetford



£3,000 pcm  
Minors & Brady

# Seven Hills Church Lane

Rushford, Thetford

**\*NO DEPOSIT OPTION\*** Available now and unfurnished, this exceptional home is ready to welcome its next chapter. In the heart of the charming Norfolk village of Rushford, this period residence offers a balance of space, character, and village living. Extending to approximately 3,800sqft, it features a bright triple-aspect sitting room, an open-plan kitchen and breakfast area, and a principal suite with dressing room and ensuite, alongside four further bedrooms, three with ensuites. The extensive gardens, with a sweeping lawn, mature trees, and views of St John the Evangelist Church, provide a peaceful setting for family life or entertaining. Do not miss the opportunity to enjoy this beautiful home.

- **\*NO DEPOSIT OPTION\***
- Available now!
- Period detached residence positioned on a substantial plot within the quaint Norfolk village of Rushford
- Exceptional family home showcasing approximately 3,800sqft of grand and flexible accommodation, complemented by original characterful features throughout
- L-shaped, open-plan kitchen/breakfast room that forms the heart of the home, creating an effortless flow for everyday living and hosting
- High-quality kitchen equipped with beautiful cabinetry, integrated appliances, a stunning Lacanche Cluny range-cooker and a central island
- Four large reception rooms featuring Sash windows, French doors and a traditional fireplaces, inviting relaxation and entertaining
- Luxury principal suite flaunting a private dressing room with built-in wardrobes and an ensuite, with 'his and hers' hand wash basins
- Four additional bedrooms, three with private en-suites, offering the utmost comfort and privacy
- Extensive gardens with a patio for seating arrangements, a





M&B

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Council Tax band: G

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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## Location

Church Lane is a quiet, predominantly residential street at the heart of the small Norfolk village of Rushford, which sits on the Norfolk-Suffolk border along the River Little Ouse. The lane leads directly to the village's historic church, St John the Evangelist, and is flanked by a mix of traditional cottages and converted farmhouses. Rushford itself is largely agricultural, so local amenities within the village are minimal, residents rely on nearby Thetford, around three miles to the west, for supermarkets, cafés, and other daily necessities. For education, there are no schools in the village, with the closest primary and secondary schools located in Thetford, including Thetford Academy and Admirals Academy.

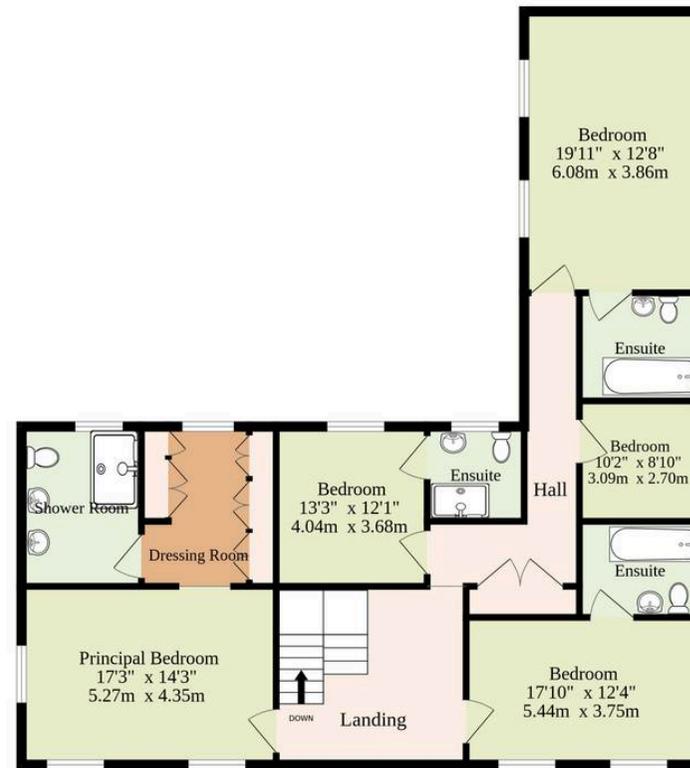
Public transport is limited; the nearest railway station is in Thetford, providing connections to Norwich and Cambridge, while bus services link surrounding villages. Surrounding settlements such as Brettenham, Croxton, and Euston are within a few miles, offering a mix of rural charm and community facilities. Life on Church Lane is defined by a relaxed, countryside pace, with opportunities for walking along the river, cycling through farmland, and enjoying the peaceful rural landscape while still being within easy reach of



**Ground Floor**  
2090 sq.ft. (194.2 sq.m.) approx.



**1st Floor**  
1711 sq.ft. (159.0 sq.m.) approx.



**TOTAL FLOOR AREA : 3802 sq.ft. (353.2 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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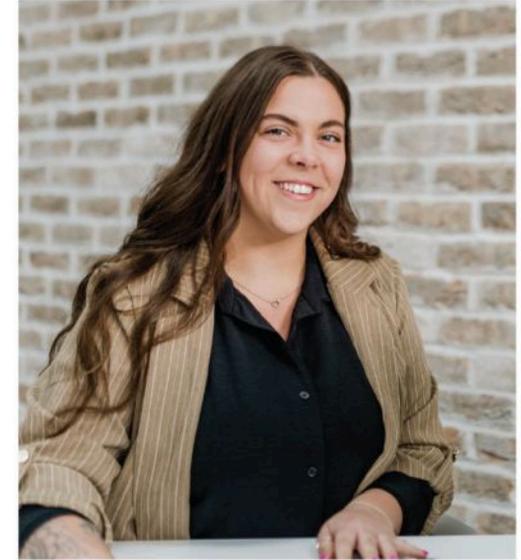
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Meet *Anya*  
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