



Temple 3, The Manor, Herringswell



Temple 3, The Manor, Herringswell, IP28 6WJ

A truly unique 'Temple' conversion in an exclusive gated development on the outskirts of Newmarket.

Herringswell is a beautiful unspoilt hamlet some 7 miles from Newmarket and 20 miles from Cambridge, perfectly positioned for access to the A11 and A14. Tuddenham and the renowned Tuddenham Mill Restaurant and Hotel is less than a mile away. All local amenities can be found off Fivewentways roundabout to Mildenhall.

Herringswell Manor is built on a site originally owned by the Abbot of Bury St Edmunds. The Grade II listed tudor-style Manor House was constructed in 1901 and was the country home of a wealthy London family. The property was sold in 1965 and was used as a school to educate children of US soldiers. The Shi-Tennoji monks occupied the estate and added the temple in 1985, bringing workmen from Japan to build it.

The school closed in 2000 and by 2007 the Temple was converted to private residences enjoying the stunning location in unspoilt, tranquil gardens.



Tenure: Available freehold

Local authority: West Suffolk District Council.

Council tax band: F

Services: Mains electricity, water and drainage. LPG Gas.





The Property

Temple 3 truly encapsulates its name, an elegant home in a serene, secluded location. The site is reached through electric gates leading to a tree-lined driveway, all set in eight acres of enviable communicable countryside.

The light and spacious accommodation flows over two floors, thought-provoking throughout a veritable haven of peace and tranquillity.

The entrance does not disappoint, with a decked area covered by a traditional overhang indicating what lies ahead. The entrance hall provides access to the elevated first floor, with a cloakroom and store cupboard. Double doors open into a simply breathtaking open living area, featuring an 11' 7" ceiling, maple floor covering, and exposed beam work. Twin sliding doors open on to a Japanese garden and fish pond beyond. The kitchen area is fitted with modern white gloss wall and base selection units, corian counters, and built-in appliances.

The first floor offers a generous landing area and three charming individual bedrooms, including a stylish en suite shower room to the principal bedroom plus a further family bathroom.

There is parking for two cars in front of the house, which is approached via a paved path, and a single garage. To the rear, a part-covered deck looks out over a large pond surrounded by communal grounds filled with beautiful mature trees. The sun falls on the deck from late morning, perfect for al fresco dining.







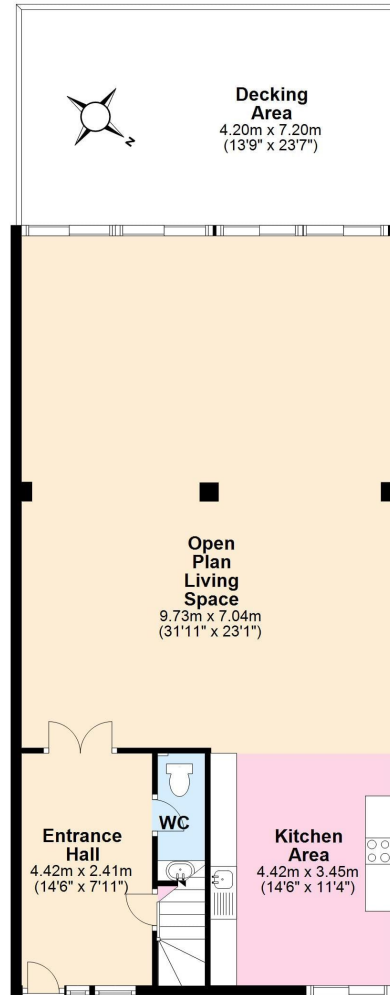
Light and spacious accommodation throughout



Serene and tranquil location

Ground Floor

Approx. 99.8 sq. metres (1074.2 sq. feet)

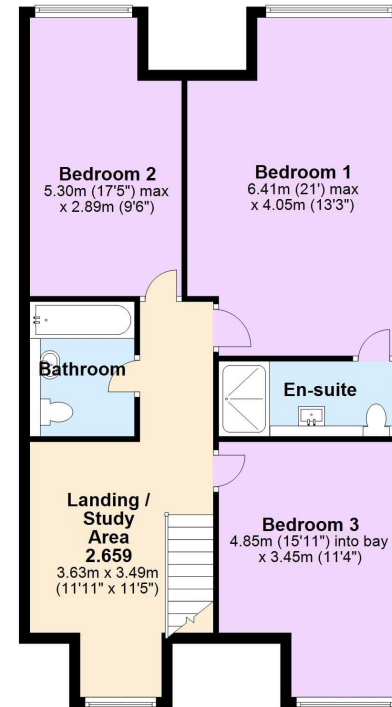


This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Approximate Gross Internal Floor Area 198.1 sq m / 2132.4 sq ft

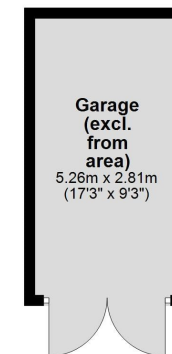
First Floor

Approx. 83.5 sq. metres (899.1 sq. feet)



Garage

Approx. 14.8 sq. metres (159.1 sq. feet)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2023. Photographs and videos dated July 2023.

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