



The Manor, Herringswell, Suffolk



The Manor, Herringswell, Suffolk

Knight Frank are delighted to offer this stylish ground floor apartment inside the beautiful grounds of a gated Grade II listed Manor.

Herringswell is a beautiful unspoilt hamlet some 7 miles from Newmarket and 20 miles from Cambridge. It is perfectly positioned for access to the A11 and A14. Tuddenham, with its renowned Tuddenham Mill Restaurant and Hotel, is less than a mile away. There is an excellent Doctors' Surgery and supermarket just 4 miles away at Mildenhall.



Tenure: Leasehold: approximately 157 years remaining

Service charge: £4800 per annum

Ground rent: £250

Local authority: West Suffolk District Council

Council tax band: D



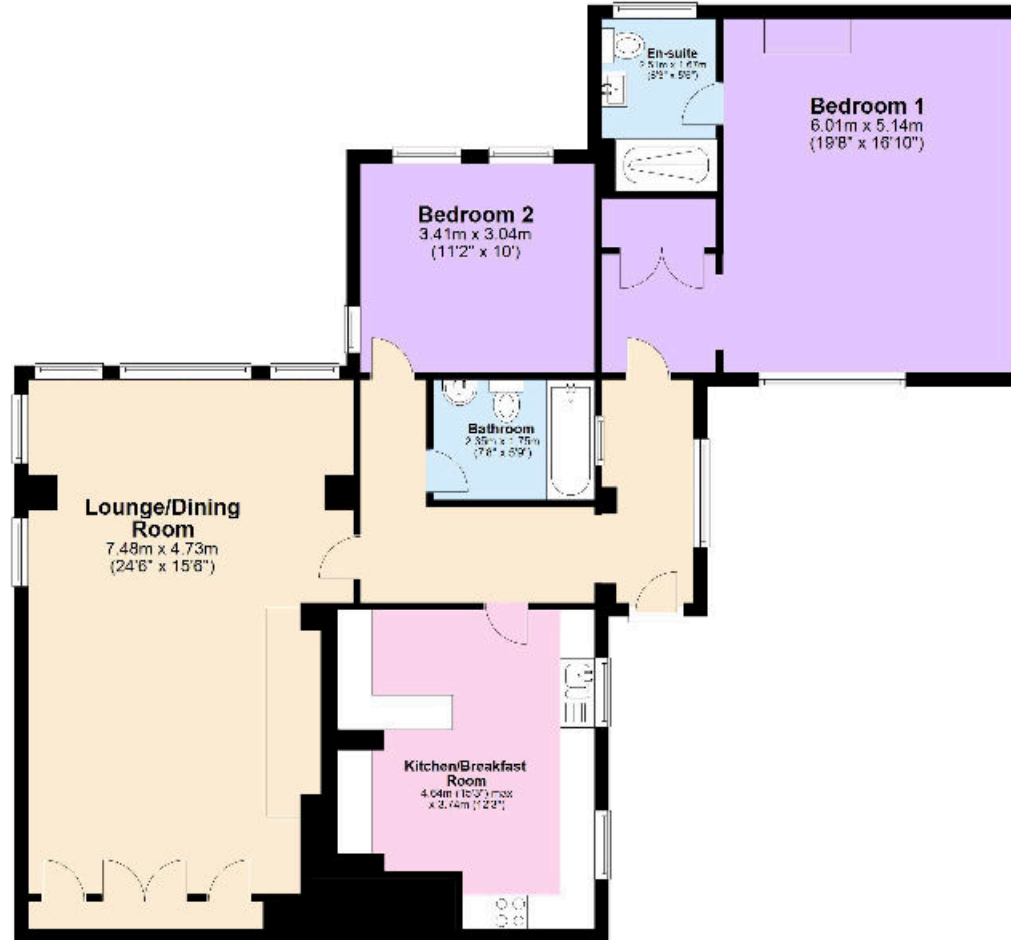
Apartment 6, The Manor is a highly individual single storey home in a stunning countryside setting on an exclusive redevelopment. The property has its own entrance door into a hallway with leaded glass windows and a light oak engineered floor covering, which also flows into the main living/family room. Step up into a kitchen breakfast room fitted with an arrangement of wall and base cabinetry and stone worktops with a breakfast bar and slate floor covering. A range of built in appliances such as microwave, oven/grill electric hob with fan oven and a base fridge freezer set into a chimney breast. The main living/family room has 9ft ceilings and tall windows to two aspects. To one wall there are built in cupboards to offer discreet mount for television. A feature fireplace now houses a flame effect remote control gas fire. Off the hallway is a family bathroom and generous secondary bedroom. The principal suite has the original wood block parquet flooring and en suite shower room.

There is parking for one car at the front and another guest parking by the front of the main house. The communal 8 acre grounds are available for use by all in the development.



Ground Floor

Approx. 110.9 sq. metres (1193.6 sq. feet)



Total area: approx. 110.9 sq. metres (1193.6 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanIt.

Knight Frank
Cambridge
20 Station Road
Cambridge
CB1 2JD
knightfrank.co.uk

I would be delighted to tell you more
Michael Houlden
01223 972911
michael.houlden@knightfrank.com



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.

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 March 2024. Photographs and videos dated March 2024.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.