



The Old Manor

Dalham, Suffolk



A fine period manor house set in beautiful mature gardens.

Newmarket 5 miles, Bury St Edmunds 11 miles, Cambridge 19 miles
(Distances and times approximate).



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Summary of accommodation

Main House

Dining Hall | Drawing room | Sitting room | Study | Kitchen/Breakfast room | Utility room
Principal bedroom suite | 4 further bedrooms | 3 further bath/shower rooms | Extensive attic rooms

Garden and Grounds

Beautiful mature garden | Tennis court | Extensive garaging and store rooms | Workshop

In all about 0.9 acres



Situation

(Distances and times are approximate)



The village includes a public house and village hall, and the nearby towns of Newmarket and Bury St Edmunds offer a wide range of local facilities, including shopping, hotels, restaurants, schools, and leisure facilities, with health clubs and a golf club.



Newmarket, Bury St Edmunds and Cambridge provide excellent schools.



There is easy access to the A14 and A11 and a branch line connection from Newmarket to Cambridge and Ipswich.



Cambridge and Whittlesford Parkway offer direct rail lines into London, with the fastest trains taking under one hour.



Stansted International Airport is approximately 45 mins.



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The Old Manor is well located in this highly sought after village, which is beautifully positioned amongst the rolling Suffolk countryside, with the river Kennett running through. The house is Grade II listed, with four well-proportioned reception rooms. Of particular note is the delightful spacious and light drawing room with an open fireplace, which is ideal for entertaining. There is also a charming dining hall with a large open fireplace and staircase to the first floor, a well-proportioned study and a cosy sitting room just off the kitchen. The extensive kitchen/breakfast room includes an aga and ample built-in units. Beyond is a useful utility room, shower room and cloakroom.

The bedroom accommodation is well arranged with a charming principal bedroom suite, three further bedrooms and two further bathrooms on the first floor. There is a bedroom on the second floor, with potential for two further bedrooms.



Outside

The immaculate gardens are a particular feature of the property, mainly laid to lawn and interspersed by herbaceous borders and specimen trees. To the rear of the property is a tennis court, which is in need of resurfacing, and to the east is the extensive gravelled driveway, with access to the garaging and storerooms.

Property Information

Tenure: Freehold.

Services: Mains electric, water and drainage.
Oil fired central heating.

Local Authority: West Suffolk Council

Council Tax: Band G

EPC: F

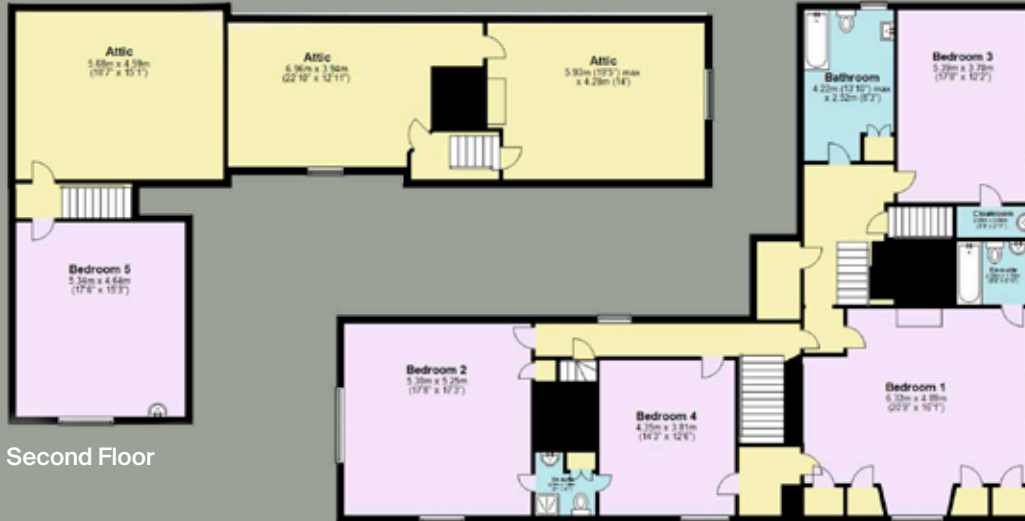
Postcode: CB8 8TF

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Approximate Gross Internal Floor Area
Total Area: 590.2 sq.m / 6,353.5 sq.ft

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.

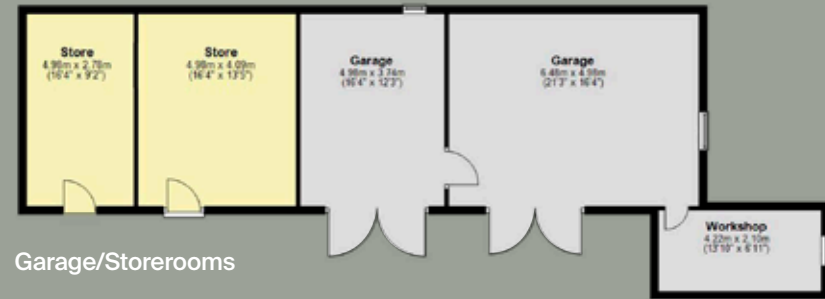


Second Floor

First Floor



Ground Floor



Garage/Storerooms

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

I would be delighted to tell you more

Paddy Pritchard-Gordon
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paddy.pritchard-gordon@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.

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Particulars dated August 2024. Photographs and videos dated August 2024.

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