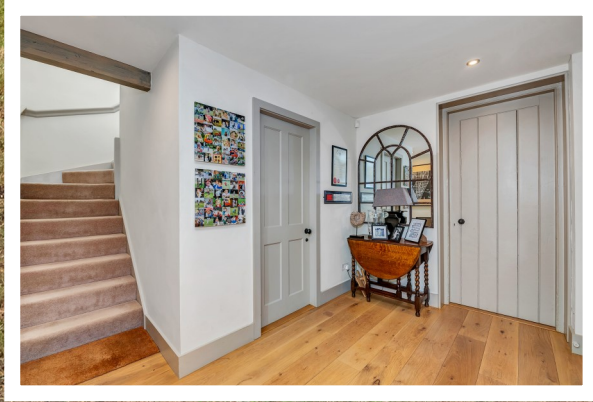




Fornham Park, Fornham St Genevieve

Sheridans



# The Stables, Fornham Park, Fornham St. Genevieve, IP28 6TT

A magnificent conversion of a grade II listed Georgian stable block which once served Fornham St Genevieve Hall, completed to an outstanding specification and impeccable finish in 2008/9.

The property retains many original and restored features, blending effortlessly into the superbly laid out living space, whilst enjoying an incredible setting at the end of a long shared private driveway within the former parkland grounds of Fornham St Genevieve Hall.

The beautifully arranged and presented accommodation comprises the main entrance hall with oak flooring, stairs to first floor and door to the stunning main reception room with a fine feature arched window above French doors, sash windows to front, contemporary style wood burning stove and with adjoining snug/study area. There is a superbly appointed kitchen dining room, extensively equipped with quality appliances and beautiful painted hand made Tulip Wood kitchen, oak and stone floors, elegant high ceilings, shuttered windows and door leading through to the light and airy family room. The entrance hall provides further access to the ground floor bedroom four, en-suite and cloakroom.

On the first floor are three generous bedrooms, each with its own highly specified bathroom, elegant sash or arched windows and ample built in wardrobe cupboards.

## **Garden & Grounds**

Externally, the property presents a classic Georgian frontage with large block paved courtyard to the front. There is a spacious double garage and extensive parking area and generous south west facing lawned gardens to the rear, providing a good degree of privacy, backing onto the redundant Norman church tower and former parkland to the hall.

## **Setting**

Fornham Park is an exclusive area of only a handful of exceptional properties, within the former parkland of Fornham Hall and is arguably one of the most desirable locations within only a few miles of Bury St Edmunds.

Bury St Edmunds offers an excellent range of amenities with schooling in the public and private sectors, extensive shopping facilities and a good range of leisure facilities including health clubs, swimming pools and golf clubs. There are numerous high-quality restaurants and cultural amenities including the beautiful Georgian Theatre Royal and The Abbey Gardens. The University City of Cambridge is approximately 30 miles away and offers unrivalled schooling opportunities and excellent shopping and amenity facilities.

There is easy access to the A14, A11 (M11) and the railway station at Bury St Edmunds offers a link to mainline services to London's Liverpool Street and King's Cross. Alternatively, the town of Stowmarket lies just 14 miles East and offers a mainline regular train service to London Liverpool Street taking approximately 80 minutes.

## **Directions**

From the direction of Fornham Road in Bury St Edmunds proceed north west through the village of Fornham St Martin and straight over the roundabout towards the village of Culford. At the sharp round bend continue straight and then the long private drive leading to Fornham Park is immediately on the left.

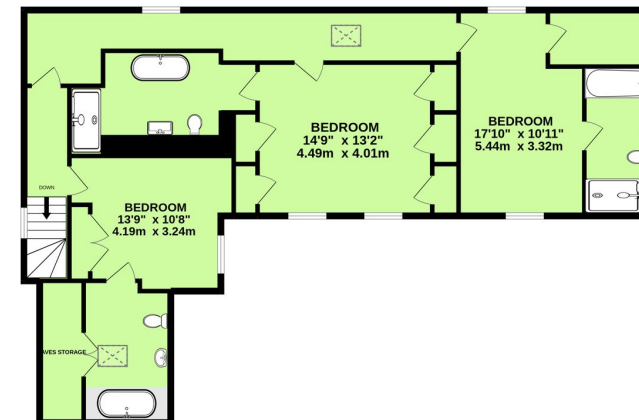
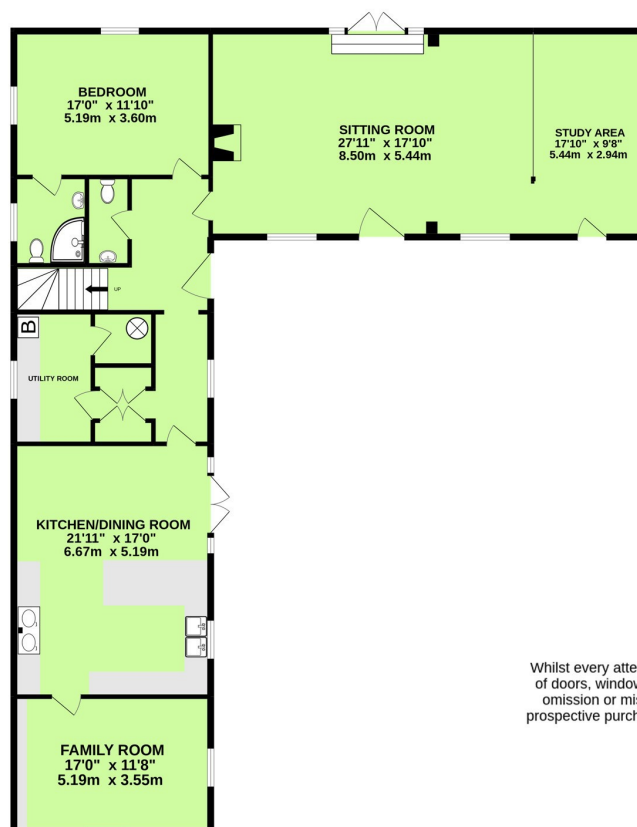
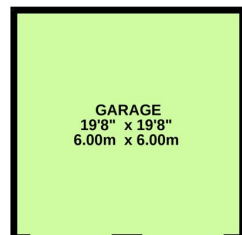
## **Services**

Mains electricity, private water and drainage. Oil fired heating underfloor to ground floor radiators to first floor.

## **Agent Note**

The house is not to be used for business purposes.





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.  
Made with Metropix ©2022



**Sheridans Estate Agents**

**Web:** [www.sheridans.ltd.uk](http://www.sheridans.ltd.uk) **Email:** [info@sheridans.ltd.uk](mailto:info@sheridans.ltd.uk)

**Bury St. Edmunds Office**  
19 Langton Place, Bury St. Edmunds  
Suffolk, IP33 1NE  
Tel: 01284 700 018

**Knightsbridge London Office**  
45 Pont Street  
London, SW1X 0BD  
Tel: 020 7629 9966

**Registered in England No.** 04461290

**VAT Number:** 794 915 378

**Registered office:** Sheridans Limited, 19 Langton Place, Bury St. Edmunds, Suffolk, IP33 1NE



**Sheridans**