



MANOR GARTH, PAKENHAM IP31 2LB

OIEO £500,000
FREEHOLD

Enjoying spectacular views across open farmland, this spacious five bedroom detached chalet style home offers versatile accommodation ideal for modern family living. The property benefits from a welcoming entrance hall, ground floor bedroom with en-suite, and an impressive open plan kitchen/dining room with utility area leading through to the sitting room, creating a wonderful entertaining space. Upstairs there are three further bedrooms including a master with en-suite, alongside a family bathroom. A particular feature of the property is the stylishly converted garage, now providing a self contained one bedroom annex with open plan kitchen/living area and shower room, ideal for multi-generational living or guest accommodation. Externally, the property offers driveway parking, lawned front garden with established tree and shrub borders, and gated access to the rear. The rear garden has a well maintained lawn, purpose built studio ideal as a home office or gym and patio area with far reaching views. Viewing is essential to appreciate all that this home has to offer.

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MANOR GARTH

- Beautifully Presented Detached 5 Bedroom Home
- Including a Self-Contained One Bedroom Annexe
- Stylish Kitchen/Dining Room
- Air Source Heat Pump
- Cloakroom & Utility Room
- Master Bedroom With En-Suite
- Well Maintained Enclosed Rear Garden With Field Views
- Garden Studio/Home Office/Gym
- Nine Solar Panels With 11.5kwh battery storage & EV Charger
- Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Welcoming entrance hall with stairs to the first floor. Radiator.

Sitting Room

Well proportioned room with dual aspect windows to front and side. Fireplace with modern surround and hearth. Two radiators. Seamlessly opening to the stylish kitchen/dining room.

Kitchen/Dining Room

Open plan well designed kitchen with a wide range of wall and base cupboard and drawer units with ample work tops over. Breakfast bar with Inset sink and drainer and induction hob. Integrated appliances include double oven with grill, microwave and coffee machine. Space for a full American style fridge freezer. Door to the rear garden. Seamlessly opening to a dining area with sliding doors, views of the garden and fields. Radiator.

Utility Room

Full length and low-level cupboards with work tops over. Inset sink and drainer. Space for dishwasher, washing machine and tumble dryer. Wall mounted radiator.

Cloakroom

WC and vanity unit with inset wash basin. Wall mounted radiator.

Bedroom 4

Double room with window to front. Built in double wardrobes. Radiator.

En-Suite

Stylish suite, WC and vanity inset wash basin. Shower cubicle with rainfall shower head. Feature wall and floor tiles. Radiator.

Landing

Two storage cupboards, one housing the water tank. Window to rear. Radiator.

Bedroom 1

Double room with dual aspect windows to side and rear. Built-in wardrobes and eaves storage. Radiator.

En-Suite

Suite with shower panels fitted, WC and vanity inset wash basin. Shower cubicle with rainfall shower head. Radiator.

Bedroom 2

Double room with dual aspect windows to side and rear. Built-in wardrobes and eaves storage. Access to the loft. Radiator.

Bedroom 3

Eaves storage. Window to front. Radiator.

Bathroom

Modern Suite, WC and vanity inset wash basin. Bath, fully tiled with rainfall shower head over, shelving and shower screen. Feature tiled floor. Two windows to rear. Radiator.

Annexe

Kitchen/Sitting Room

Low level cupboards with work tops over. Inset sink and drainer with flexi hose. Electric hob, oven and integrated slimline dishwasher. Space for a washing machine and fridge freezer. Open to a sitting room with French doors to the rear garden. Window to side. Radiator.

Bedroom

Double room with French doors to the front. Built-in wardrobes. Radiator.

Shower Room

Suite, fully tiled with WC and vanity inset wash basin. Shower cubicle with rainfall shower head. Window to side. Full length heated towel rail.

Garden Studio/Office/Gym

Fully purpose-built garden studio, ideal as a gym or office space. Window to side and front. Two electric heaters and power connected. French door opening directly into the garden.

Outside

Front Garden

To the front the garden is laid to lawn border by established shrubs and trees. Paved pathway to the front and side gated access. A shingle driveway providing ample off-road parking.

Rear Garden

Fully enclosed rear garden backing onto countryside views offering privacy. The garden is laid to lawn with a patio seating area and pathway to side gated access. Access to the garden workshop and garden shed.

Agent's Note

This home has recently upgraded its legacy oil heating to a brand new 9KW Panasonic Air Source Heat Pump which controls the heating and hot water. With the addition of 9 high efficiency solar panels and 11.5kw of battery storage, significant cost savings on energy are an important feature of this home awaiting the new owners. A dedicated EV charger also serves the property. The installation, carried out in February 2026 comes with a transferable 2 year warranty.

Disclaimer

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MANOR GARTH





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾
 1919 ft²
 178.2 m²

Reduced headroom
 27 ft²
 2.5 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: E

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