

Clarke Philips

Estate Agents & Property Management



£3,400 Per Month

LANWADES HOUSE MOULTON ROAD | NEWMARKET | CB8 7PX

Ideal for US Air Force service personnel, with convenient access to RAF Mildenhall and RAF Lakenheath, Lanwades House is an exceptional Grade II Listed residence believed to date from the early 16th century. Combining more than 500 years of history with the comforts of modern living, this distinguished home blends its impressive Tudor timber-framed origins with elegant Victorian additions.

Extending to approximately 3,275 sq ft, the property provides beautifully balanced and versatile accommodation, including elegant reception rooms, a superb farmhouse-style kitchen with central island, five generous bedrooms and a principal suite with dressing room. Outside, mature south-facing gardens extend to approximately 0.47 acres (STS). An abundance of original character has been carefully preserved throughout, including exposed timbers, fireplaces and period architectural detailing, while extensive sympathetic restoration has created a comfortable and highly practical home.

Set behind electric gates in this highly regarded village, Lanwades House is also well placed for the A11 and A14. Kennett Railway Station is within walking distance, providing direct services towards Cambridge, Bury St Edmunds and Ipswich. The village benefits from a Post Office and store, two popular public houses, a village hall and well-regarded primary schooling, making this a rare opportunity to rent one of the area's most remarkable period homes. primary schools, making this an outstanding lifestyle opportunity in one of the area's most desirable locations.

HISTORY & CHARACTER

Believed to have been constructed around 1500, Lanwades House retains an impressive early Tudor timber-framed core, later enhanced by elegant Victorian additions that have created the handsome residence seen today. Originally known as Lanwades Hall, the property has remained an important home within the village for centuries.

The current owners have undertaken extensive sympathetic restoration, including significant upgrading of services together with careful preservation of original architectural features, all carried out with great respect for the property's historic significance. Beautiful exposed timbers, original fireplaces, traditional joinery and period detailing remain throughout, providing a wonderful sense of history rarely found in modern homes.

ACCOMMODATION

Offering approximately 3,275 sq ft of beautifully presented accommodation, the house has been thoughtfully arranged for modern family living. Elegant reception rooms provide excellent entertaining space, whilst the impressive kitchen/breakfast room forms the heart of the home with its central island, quality cabinetry and underfloor heating. The versatile layout includes a utility room, shower room and study/ground floor bedroom, together with a magnificent principal bedroom featuring its own dressing room. Four further bedrooms and a stylish

family bathroom provide excellent flexibility for growing families, guests or home working.

GARDENS & GROUNDS

Approached via electric timber gates, the property enjoys extensive private parking together with a three-bay cart lodge. The beautifully maintained south-facing gardens, extending to approximately 0.47 acres (STS), provide a wonderful setting with expansive lawns, mature specimen trees, colourful planting and several private seating areas.

Designed for both relaxation and entertaining, the gardens offer exceptional privacy whilst perfectly complementing the character and scale of the house.

LOCATION

Lanwades House occupies an enviable position within the popular village of Kentford, offering an exceptional balance between peaceful village living and outstanding connectivity.

Kennett Railway Station is within walking distance, providing convenient services to Cambridge, Bury St Edmunds and Ipswich, whilst the nearby A14 and A11 offer excellent road links to Cambridge, Norwich, London, Stansted Airport and the wider motorway network.

The village benefits from a Post Office and village store, two popular public houses, village hall, recreation facilities and a thriving community with regular local events. Families are well served by Kennett Primary School and Moulton Primary School, with a wider selection of highly regarded schooling available in nearby Newmarket and Bury St Edmunds.

Directions

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