



**The Manor, Herringswell**

**Sheridans**







# The Manor, Herringswell IP28 6SH

Guide Price £425,000

Splendid single storey home providing elegantly proportioned accommodation enjoying a truly unique and tranquil setting within the grounds of the magnificent Herringswell Manor.

Positioned in the popular village of Herringswell, East Lodge is an attractive double-fronted family home offering over 1,200 sq ft of light-filled, flexible accommodation arranged over a single floor, combining modern amenities and neutral décor with period features such as leaded casement windows, oak and flagstone flooring and a wealth of vaulted ceilings creating a feeling of space with a light and airy atmosphere.

Configured to provide a practical living and entertaining space, the accommodation flows from a reception hall with feature flagstone flooring, useful storage, and a contemporary cloakroom/family shower room. A large L-shaped open-plan area houses the "live in" kitchen and sitting room, both with vaulted ceilings. The well-proportioned kitchen is fitted with a range of wall and base units, a bespoke circular island with granite worktop, complementary wooden surfaces, modern integrated appliances, and a door to the front aspect parking area. The sitting room features exposed wooden flooring and French doors opening onto the rear terrace.

A bedroom wing completes the accommodation, offering a generous principal bedroom with a modern en suite bathroom, as well as two further well-presented bedrooms and shower room. All three rooms benefit from vaulted ceilings.



## Outside

The property enjoys access through the Manors impressive main gates opening to a sweeping driveway leading to the property and giving access to the property's private gravelled driveway which provides private parking. The well-maintained enclosed garden to the rear, adjoins the manor's approximately eight acres of communal parkland grounds which include a Japanese-themed garden and numerous walking routes. The rear garden is mostly laid to lawn complemented by a myriad of plants, shrubs, well stocked borders and a generous paved terrace, ideal for entertaining and al fresco dining.

## Location

The property enjoys a unique setting within the grounds of the magnificent Herringswell Manor, providing a wonderfully peaceful and tranquil lifestyle. The small Suffolk hamlet of Herringswell, has a church and village hall. Day-to-day amenities are available in the nearby villages of Tuddenham, Red Lodge and Kentford and in the market town of Mildenhall. Comprehensive amenities are also available in the nearby horseracing town of Newmarket, in the cathedral town of Bury St Edmunds and, slightly further afield, in Cambridge and Ipswich. Communications links are excellent: the A11 and A14 dual carriageways offer easy access to the M11, M25, A12, Ipswich, Stansted Airport and the Suffolk Heritage Coast and Kennett station (4.2 miles) offers branch line connections major regional centres including Cambridge and Ipswich as well as to central London.

## Directions

When proceeding through the village of Tuddenham from the direction of the A14, proceed onto Worlington Road and turn left onto Herringswell Road, where the gated entrance to Herringswell Manor will be found on the left hand side.



- Unique single storey home offering an ideal "lock up and leave"
- Many original features, attractive vaulted ceilings throughout
- No onward chain
- Fantastic tranquil setting within the grounds of the magnificent Herringswell Manor
- Delightful gardens ideal for entertaining
- Private parking, garage available for rent
- Reception hall, cloakroom
- Open plan "live in" kitchen/dining/sitting room
- Principal bedroom with spacious en-suite bathroom
- Two remaining bedrooms and shower room

## Services

Mains electricity and water. LPG gas fired radiator central heating.

Annual service charge of £2050.

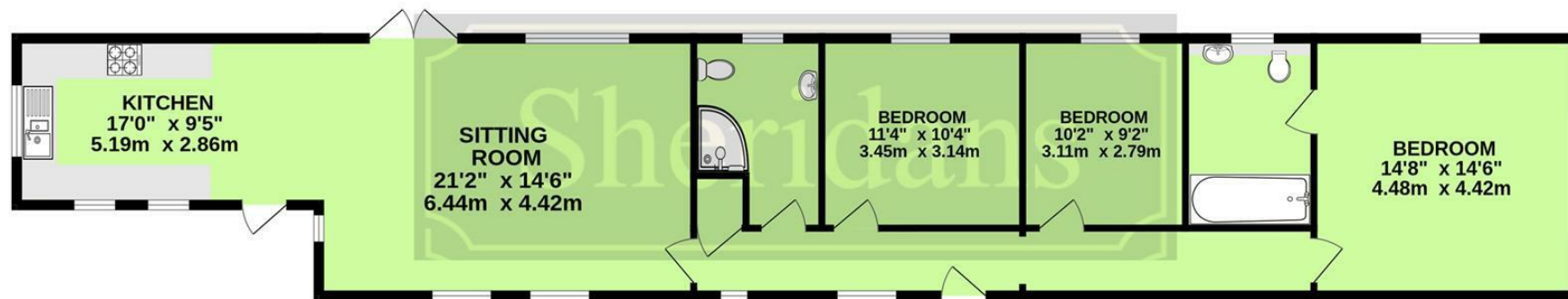
Council Tax Band: F

Broadband speed: Up to 1800 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Low Risk (source gov.uk)





TOTAL FLOOR AREA : 1216sq.ft. (113.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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