





## TEMPLE 3

The Manor, Herringswell, IP28



## A RARE TEMPLE CONVERSION IN AN EXCLUSIVE SETTING

Approached via electric gates and a tree-lined driveway, the property forms part of an exclusive gated development on the outskirts of Newmarket, set within eight acres of serene countryside.

   EPC  
3 2 1 D

Local Authority: West Suffolk District Council

Council Tax band: F

Tenure: Freehold

Ground rent: Mains electricity, water and drainage. LPG Gas.



## THE PROPERTY

The light and spacious accommodation flows over two floors, thought-provoking throughout, a veritable haven of peace and tranquillity. The entrance does not disappoint, with a decked area covered by a traditional overhang, indicating what lies ahead.

The entrance hall provides access to the first floor, with a cloakroom and store cupboard. Double doors open into a simply breathtaking open living area, featuring an 11'7" ceiling, maple flooring, and exposed beamwork. Twin sliding doors open onto a Japanese garden and fish pond beyond. The kitchen area is fitted with modern white gloss wall and base units, Corian counters, and built-in appliances.





## FIRST FLOOR, OUTSIDE SPACE AND LOCATION

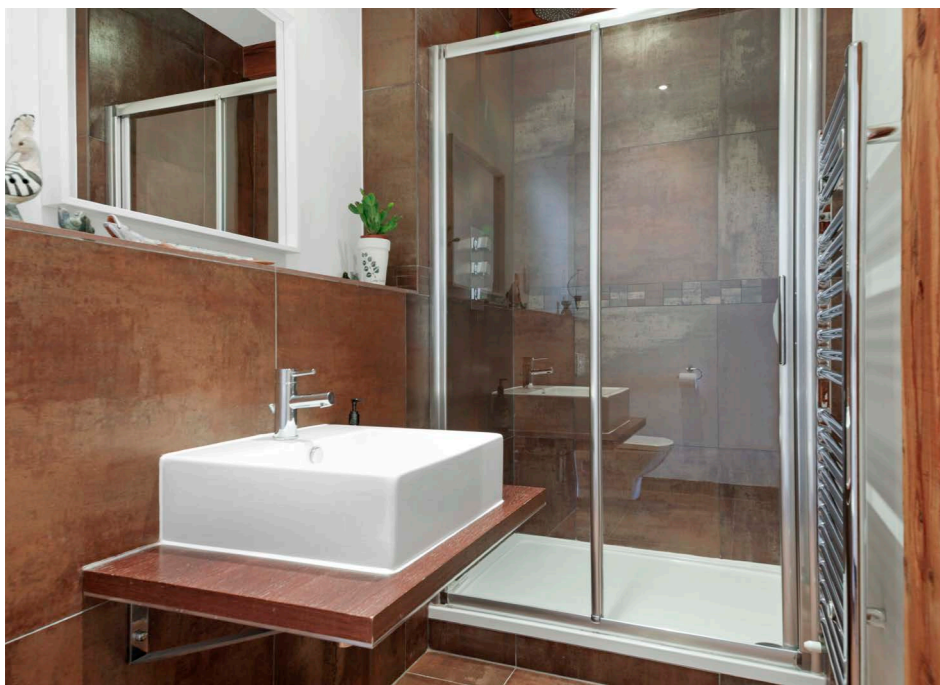
The first floor features a generous landing area, perfectly suited to a home-working or reading space, together with three charming individual bedrooms, including a stylish en suite shower room to the principal bedroom and a further family bathroom.

### Outside

There is parking for two cars in front of the house, which is approached via a paved path, and a single garage. To the rear, a part-covered deck looks out over a large pond surrounded by communal grounds filled with beautiful mature trees. The sun falls on the deck from late morning, perfect for al fresco dining.

### Location

Herringswell is an unspoilt hamlet 7 miles from Newmarket and 20 miles from Cambridge, perfectly positioned for access to the A11 and A14. Tuddenham and the renowned Tuddenham Mill Restaurant and Hotel is less than a mile away. All local amenities can be found off Fivewentways roundabout to Mildenhall.





## HISTORY AND HERITAGE

Herringswell Manor is built on a site originally owned by the Abbot of Bury St Edmunds. The Grade II listed tudor-style Manor House was constructed in 1901 and was the country home of a wealthy London family. The property was sold in 1965 and was used as a school to educate children of US soldiers. The Shi-Tennoji monks occupied the estate and added the temple in 1985, bringing workmen from Japan to build it.

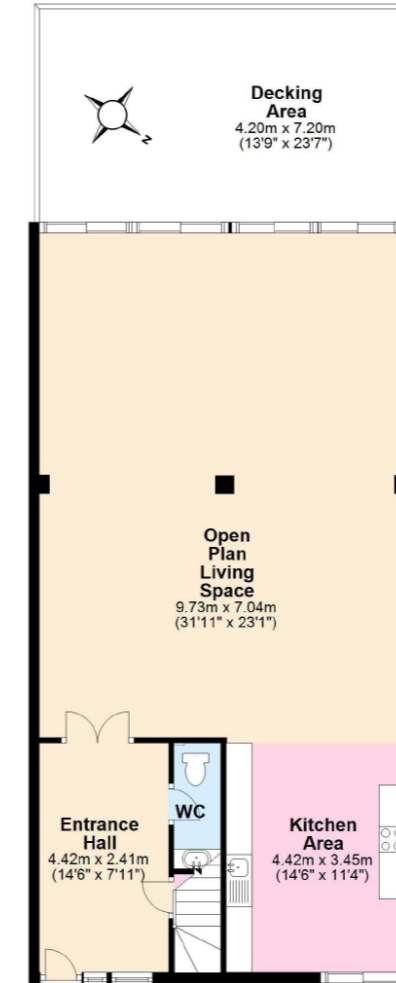
The school closed in 2000 and by 2007 the Temple was converted to private residences enjoying the stunning location in unspoilt, tranquil gardens.





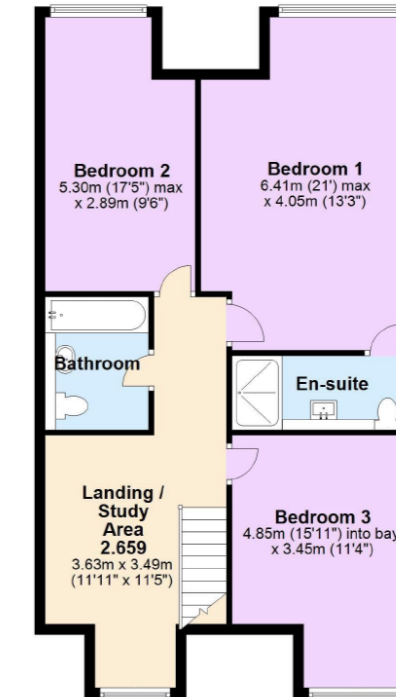
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

**Ground Floor**  
Approx. 99.8 sq. metres (1074.2 sq. feet)

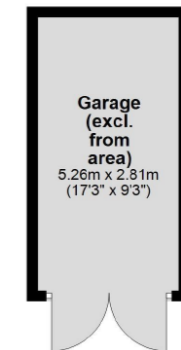


**Approximate Gross Internal Floor Area**  
198.1 sq m / 2132.4 sq ft

**First Floor**  
Approx. 83.5 sq. metres (899.1 sq. feet)



**Garage**  
Approx. 14.8 sq. metres (159.1 sq. feet)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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