Temple 2, The Manor, Herringswell, IP28 6WJ

CHEFFINS

CHEFFINS

Temple 2, The Manor

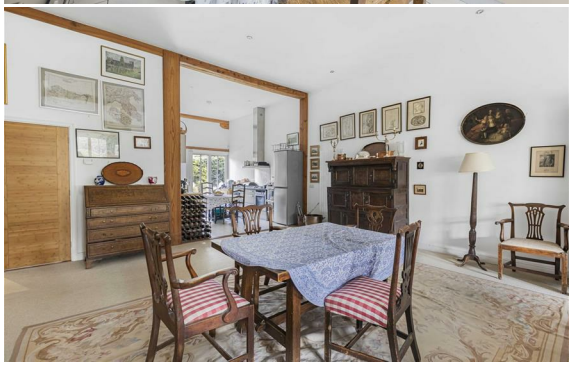
Herringswell,
IP28 6WJ

3 2 1

Guide Price £450,000

- Individual Temple Conversion
- 3 Bedrooms - 1 Ensuite
- Open Plan Ground Floor Accommodation
- Purpose Installed Lift
- Exceptional Character
- Delightful Communal Gardens
- Gated Community

An exceptional and highly individual property forming part of a former Japanese temple standing in the grounds of a grade II listed Tudor style manor house. The temple was constructed in 1985 by the Shi-Tennoji monks constructed by workmen from Japan. The accommodation includes a superb open plan kitchen/living and dining area with glazed elevations overlooking the pond and gardens, high ceilings and exposed timbers. Additional features include 3 large bedrooms, an ensuite shower room and bathroom on the first floor, a lift and 2 allocated parking spaces to the front. An outstanding and unique conversion with views over delightful established communal gardens.



LOCATION

HERRINGSWELL is a small rural village located 7 miles from Newmarket and benefits from a village hall and church, with further amenities in the village of Kentford, just 2.5 miles away. The nearby town of Newmarket offers a good range of amenities including schools, shops, supermarkets, restaurants and leisure facilities. There is excellent access to the A14 and A11/(M11) with easy access to Cambridge (Science Park approximately 20 mins drive) and a branch line connection from Kennett to Cambridge and Ipswich.

ENTRANCE HALL
with high ceilings, tiled flooring, stairs leading to the first floor, pair of doors leading to the living room.

CLOAKROOM
with a hand basin, low level WC and tiled flooring.

OPEN PLAN LIVING/DINING/KITCHEN
An exceptional room with high ceilings and exposed structural beams.

Kitchen area benefits from a range of fitted base and wall mounted cupboards with tiled flooring, integrated oven, hob and extractor hood, glazed door to the front aspect.

Central dining area includes a purpose installed self contained lift leading to the first floor and opens to a substantial living room with extensive fitted shelving, 2 pairs of doors leading to the outside decking and aspect over the beautifully maintained gardens and ornamental fish pond.

FIRST FLOOR

LANDING
with fitted storage cupboards and a seating area overlooking the front of the house.

BEDROOM 1
with sloping ceilings with exposed structural timbers and aspect to the rear of the pond and gardens.

ENSUITE SHOWER ROOM
with a walk-in shower cubicle, hand basin, concealed cistern low level WC, tiled flooring and part tiled walls.

BEDROOM 2
with sloping ceilings with exposed structural timbers.

BEDROOM 3
with fitted storage cupboard, sloping ceilings with exposed structural timbers, self contained lift from the ground floor.

FAMILY BATHROOM
with a bath, hand basin, concealed cistern low level WC, tiled flooring and part tiled walls.

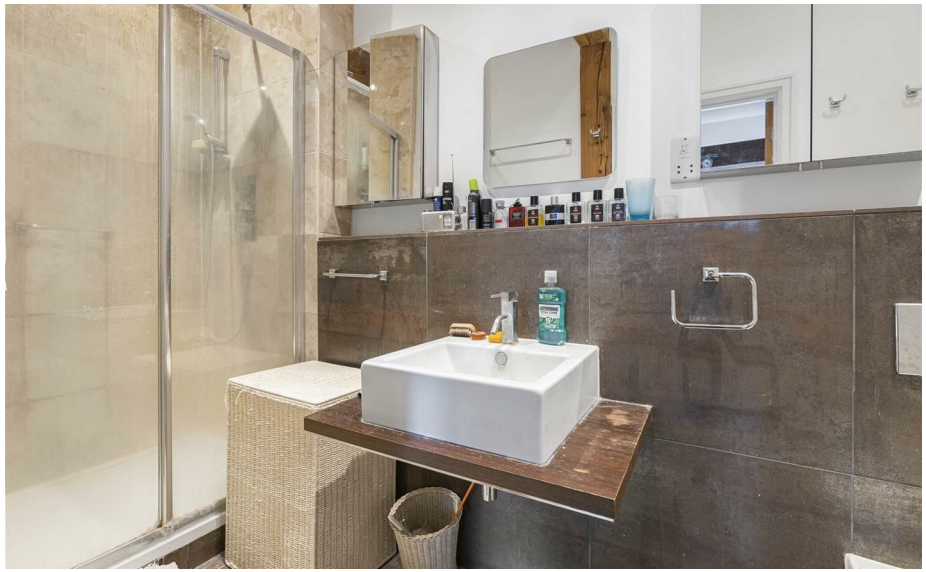
OUTSIDE
Externally the property benefits from 2 shingled allocated parking spaces to the front of the property with attractive shared gardens and mature trees and a shared pathway leading to the front entrance door.

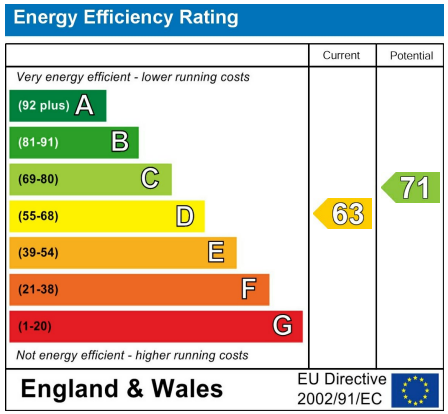
To the rear of the property is a timber decking area overlooking beautifully maintained communal gardens with a wealth of colour, established trees and shrubs and a large ornamental pond.

The property is built in the grounds of the grade II listed Tudor style Herringswell Manor on a site originally owned by the Abbot of Bury St Edmunds. The approach to the property is via security entrance gates with a long shingled driveway through an attractive woodland.

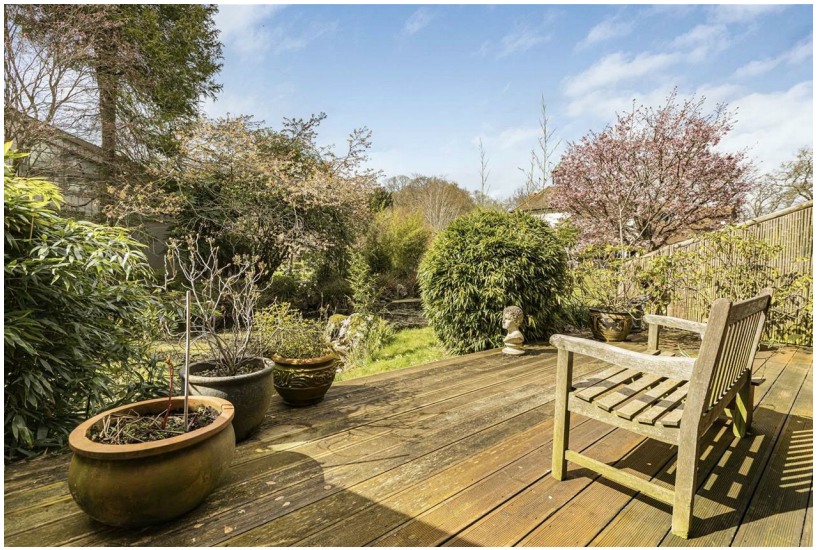
SALES AGENTS NOTES
Tenure - Freehold
Annual Service Charge - approx. £2,427 for maintenance of the shared driveway and communal grounds. On occasion an additional annual amount may be charged for specific further maintenance of the site, the cost of which is shared between all properties.
Property Construction – Non standard construction, timber frame clad with green copper roof.
Parking – 2 Allocated Parking Spaces
Heating sources - LPG Heating
Accessibility - Lift to first floor

For more information on this property, please refer to the Material Information Brochure on our website.



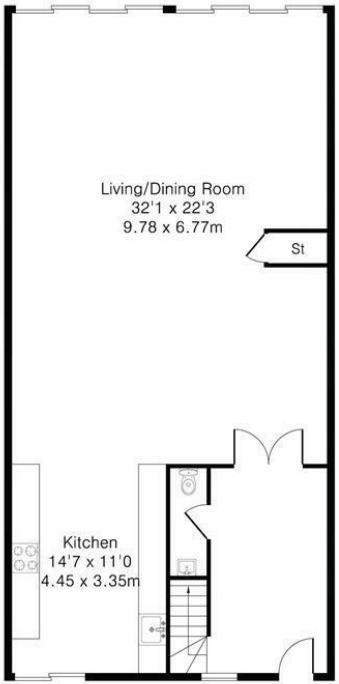


Guide Price £450,000
Tenure - Freehold
Council Tax Band - F
Local Authority - West Suffolk

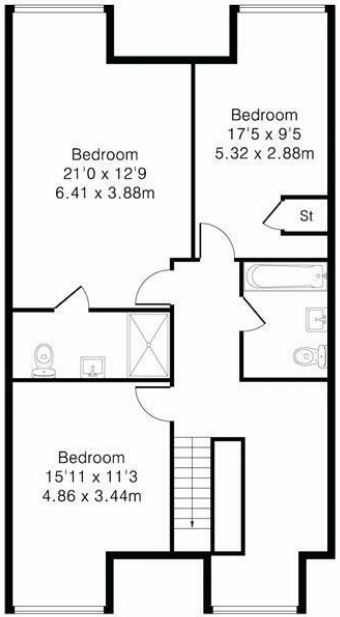


CHEFFINS

Approximate Gross Internal Area 1931 sq ft – 179 sq m
Ground Floor Area 1054 sq ft – 98 sq m
First Floor Area 877 sq ft – 81 sq m



Ground Floor



First Floor

PINK PLAN

Although Pink Plan ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

CHEFFINS

Black Bear Court High Street, Newmarket, CB8 9AF
01638 663228 | newmarket@cheffins.co.uk | cheffins.co.uk

CHEFFINS

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.