



# Handsome Victorian former Rectory with large annexe

**Manor Grove, Manor Lane, Horringer, Bury St Edmunds, IP29 5PY**

Freehold

**savills**



4 bedrooms • study/bedroom 5 • 2 bath/shower rooms  
• 3 reception rooms • kitchen/breakfast room • self-  
contained 2 bedroom annexe • mature gardens • about  
1 acre

#### Local information

Bury St Edmunds 2 miles  
Stowmarket 12 miles (London  
Liverpool Street from 85  
minutes)  
Newmarket 13 miles  
Cambridge 27 miles (Kings Cross  
from 50 minutes)  
(All mileages and times are  
approximate)

Manor Grove is situated on the  
edge of the attractive village of  
Horringer. Beyond the village  
green lies the National Trust  
property Ickworth Park and the  
property lies approximately two  
miles from the historic town of  
Bury St Edmunds.

The town is one of Suffolk's most  
significant and historic towns,  
famous for the Theatre Royal, the  
Cathedral and the beautiful  
Abbey Gardens in the historic  
centre.

There is an excellent range of  
facilities, a full range of both  
multiple and independent  
retailers, Waitrose, Tesco and  
Asda superstores, Abbeygate  
cinema and a number of high  
quality restaurants, hotels and  
pubs.

Local independent schools are  
available in the area and include  
the well-regarded Culford School  
and Old Buckenham Hall Prep  
School.

There is a regular train service  
from the town via Cambridge to  
London. There is also very easy  
access to the A14 just outside the

town which provides direct  
access to Cambridge, only 26  
miles to the West, Newmarket  
(The Home of English Racing)  
and, via the A11 and M11, to  
Stansted Airport, the M25 and  
Central London, approximately  
75 miles away.

#### About this property

Manor Grove was built in 1873  
and is constructed of red brick  
under a slate roof.

The accommodation is  
particularly appealing with well  
proportioned and light filled  
rooms with high ceilings, sash  
windows, shutters and features  
throughout.

The accommodation flows from  
the spacious entrance hall which  
gives access to the two reception  
rooms and kitchen/  
breakfast room.

The partially vaulted Aga kitchen  
is fitted with bespoke wooden  
base and wall mounted units with  
granite worktops. The wooden  
dresser unit has built in space for  
both a washing machine and  
dryer.

The family room is accessed off  
the kitchen, beyond which lies  
the boot room and a separate  
storage room.

The drawing room and dining  
room both boast sash windows  
and shutters. The drawing room  
also offers an impressive bay  
window with views across the



gardens and an open fireplace.

The first floor is reached by an impressive staircase which leads onto a landing. The principal bedroom suite has garden views and benefits from an en suite bath/shower room.

There are a further three bedrooms and bathroom on the first floor with a study/bedroom 5 on the second floor.

**The Annexe**  
A link corridor connects the main house to the annexe, off the main hall. The link has folding bi-fold patio doors out onto the terrace.

The single storey annexe was added in 2015 and is self contained, providing spacious accommodation which includes; a large, open plan sitting room/dining room with bay window, which leads into a fitted kitchen.

Beyond the kitchen lies two double bedrooms and two shower rooms (1 en suite).

The annexe also has its own terrace area with patio doors out onto it from both the dining/sitting room and main bedroom.

**Outside**  
The house is approached over a gravelled driveway and culminates in a parking area with ample parking.

Two garages and a number of sheds/workshop are situated along the drive as you enter.

The gardens and wide terrace, perfect for al fresco dining, are at the rear of the property and are mainly laid to lawn.

The gardens are surrounded by a number of mature trees and a wooded area at the far end provide the property with a high degree of privacy and seclusion. At the south-west boundary there is a pond.

**Services:** Mains water, electricity & drainage. Oil fired central heating

**Directions**  
From Bury St Edmunds take the A143 towards Haverhill and after approximately 2.5 miles enter the village of Horringer.

Continue into the village for approximately 0.25 of a mile until you reach Manor Lane on your left. Turn left and Manor Grove will be the second turning on the right.

**Tenure**  
Freehold

**Local Authority**  
West Suffolk District Council

**Viewing**  
Strictly by appointment with Savills





## Bury St. Edmunds, IP29 5PY

Approximate Area = 4314 sq ft / 400.7 sq m

Limited Use Area(s) = 26 sq ft / 2.4 sq m

Total = 4340 sq ft / 403.1 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2020. Produced for Savills (UK) Limited. REF: 660514

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		66
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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