



Handsome Victorian former Rectory with large annexe

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

Freehold





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) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 02020102 Job ID: 146730 User initials: KS

