



A superbly situated village house with stunning views

Orchard House, Water Lane, Denston, Suffolk CB8 8PP

Freehold





5 bedrooms • 2 bathrooms, dressing room • open plan kitchen/dining/snug • sitting room, study • utility, studio • Planning for a cart lodge and self-contained annex • Established gardens • About 0.55 acre

Local information

Denston is a picturesque village designated as a Conservation Area, equidistant from Bury St Edmunds, Newmarket and Haverhill; approximately 35 minutes to Cambridge, 40 minutes from Stansted Airport and an hour and fifteen minutes from London. The village of Wickhambrook is 3 miles away and offers a number of amenities including a primary school, garage, shop and doctors surgery and just 8 miles north west of the market town of Clare, which offers further facilities. The racing town of Newmarket and historic Bury St Edmunds are approximately 10 miles away. For independent schooling, Barnardiston Hall Prep School and Culford School are in close proximity to the property.

About this property

Orchard House is a substantial detached property overlooking stunning parkland. Formally the Rectory, the house has under gone a thorough refurbishment and a substantial extension to create a superb family house. The accommodation offers a spacious and flexible layout with light-filled rooms. There is planning permission for a self contained annexe and a double cart lodge to the side of the house. Settled within large mature gardens and backing onto the beautiful Denston Hall parkland.

The property is approached via a sweeping gravel driveway fronting a single garage with

light and power connected. The gardens surround the property and are predominantly lawned with an extensively paved terrace (with lighting points) to the rear enjoying a spectacular southerly aspect. An orchard includes various apple and plum trees with a kitchen garden incorporating 2 greenhouses and a garden shed. There is also a delightful studio which could be used as an office/gymnasium with light and power connected.

SERVICES Main water and electricity. Oil fired heating. Fibre broadband to the house. Klargest private drainage.

DIRECTIONS

From Bury St Edmunds, travel in a southerly direction on the A143 continue through Chedburgh and Clopton Green and take a left turn which leads into Denston. Take a right turn and continue through the village, passing the church and the house will be seen on the left hand side.

Tenure

Freehold

Local Authority

West Suffolk Council - Council Tax Band E

Viewing

Strictly by appointment with Savills

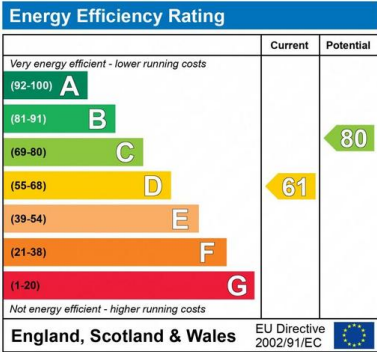
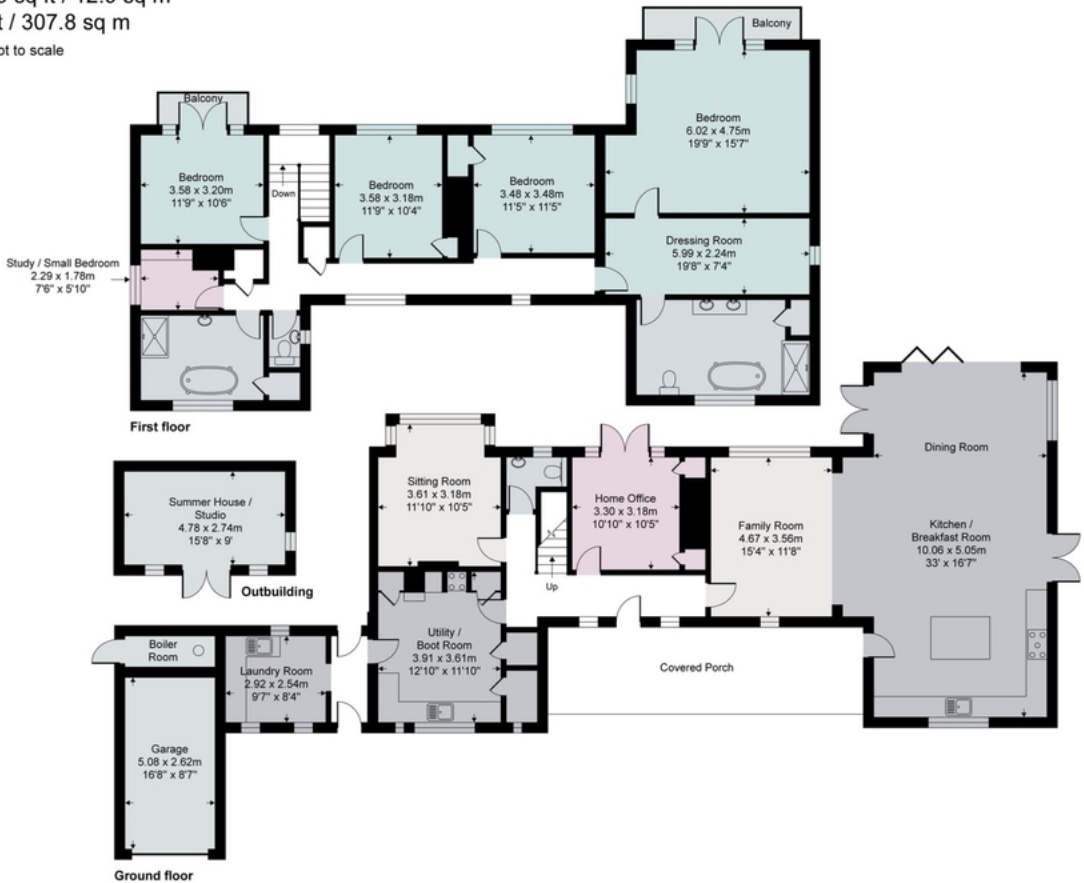






Orchard House, Water Lane, Denston, Newmarket, CB8 8PP

Approximate Area = 3174 sq ft / 294.9 sq m (includes garage and excludes boiler room)
Outbuilding = 139 sq ft / 12.9 sq m
Total = 3313 sq ft / 307.8 sq m
For identification only - Not to scale



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. 12025003 Job ID: 151244 User initials: THO