




Manorside House

16 Dalham Road, Moulton, Suffolk

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A beautifully presented, detached family home with delightful landscaped gardens in a popular village setting

A highly attractive house with a wealth of spacious accommodation and sunny south facing gardens. Occupying a desirable location on the edge of the Suffolk village of Moulton, within easy reach of Newmarket, Bury St. Edmunds and the vibrant and historic city of Cambridge.



4 RECEPTION ROOMS



4/5 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE



PRIVATE GARDEN



FREEHOLD



VILLAGE



4,028 SQ FT



**GUIDE PRICE
£1,250,000**



The property

Manorside House is an impressive home, providing 4,000 square feet of spacious, airy accommodation arranged over two generous floors. The home comprises four well-presented, flexible reception rooms and four double bedrooms, with elegant, traditional styling throughout. The house sits in a large plot of 0.47 acres, with a beautifully landscaped, south facing garden.

The welcoming reception hall features wooden flooring and a staircase leading to the galleried landing above. Doors lead to the four main living and entertaining rooms, which include the formal drawing room with its ornate, wood-carved fireplace and triple sash window providing views to the rear garden. There is also a dining room with French doors to the garden, and a private study for home working, while the heart of the home is the 39ft, open-plan kitchen and sitting area. This relaxed, everyday living space has tiled flooring and French doors opening to the garden at the rear, and offers space for a seating area and a family dining table. The kitchen features contemporary

wooden units, an Aga, and integrated appliances, with an adjacent utility room providing additional storage and appliance space.

Upstairs, the galleried landing leads to the four double bedrooms. These include the generous principal bedroom with its built-in wardrobes and en suite bathroom with a bathtub and a walk-in shower. Three further bedrooms all benefit from fitted storage, while one has an en suite shower room. Additionally, the first-floor landing leads to a dressing room, which could be repurposed as a fifth bedroom, and a family bathroom with an over-bath shower.



Outside

From the street there are electric gates which are flanked by high brick walls. The gates lead to a substantial parking area in front of the house; to the left is an over-sized double garage which, in addition to parking, provides storage, workshop and freezer space. There are west-facing gardens at the side, with an area of well-maintained lawn, various shrubs, trees and hedgerows and high fence borders, while at the rear, the sunny gardens are beautifully landscaped and features a split-level lawn, divided by a beautifully presented and well-stocked bed with a wealth of colourful flowering perennials. There is also a large patio area for al fresco dining, and a second area of garden behind the garage with a level lawn and border pathways leading to the timber-constructed storage shed.

Location

The property is located in the sought-after village of Moulton, set amidst attractive countryside close to the Cambridgeshire border. The village offers a range of amenities, including a village shop with cafe and post office, a church, primary school and an excellent pub, The Packhorse Inn. A wider selection of shopping, service and leisure facilities can be found in the nearby racing town of Newmarket, while further amenities are available in Bury St Edmunds. Communications links are convenient, with access to the A14 and A11 providing routes to Cambridge, Ipswich and the M11 motorway. Rail services are available from Kennett railway station and Newmarket railway station, with connections to Cambridge, Ipswich and London.



Distances

- Kennett 3 miles
- Newmarket 3.9 miles
- Bury St Edmunds 12.8 miles
- Milton 17.7 miles
- Cambridge 18.5 miles
- Histon 19.8 miles

Nearby Stations

- Kennett
- Newmarket
- Cambridge

Key Locations

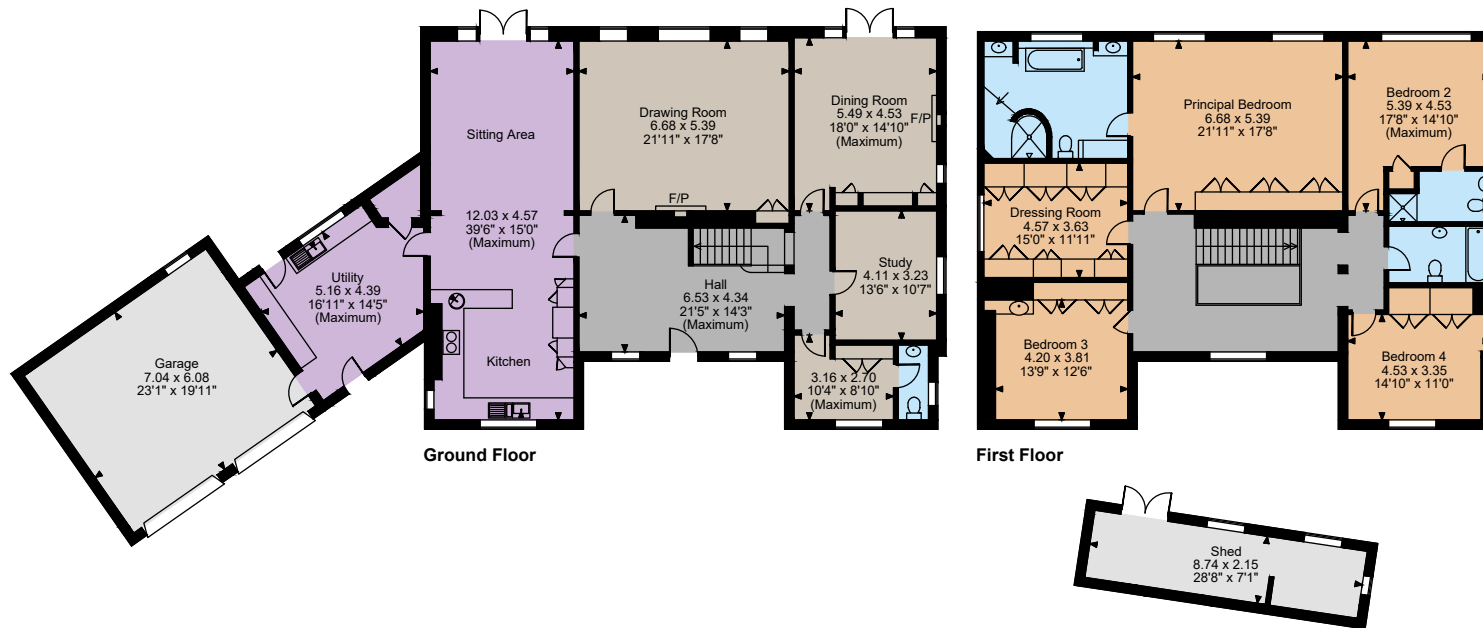
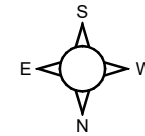
- Fitzwilliam Museum
- Kettle's Yard
- The Backs
- King's College Chapel
- Cambridge Castle Mound
- Museum of Cambridge
- Cambridge American Cemetery and Memorial

- Cambridge University Botanic Garden
- Imperial War Museum Duxford
- Wimpole Estate

Nearby Schools

- Chesterton College
- Parkside Community College
- The Leys
- Mander Portman Woodward
- Heritage
- King's College
- University of Cambridge Primary School
- Chesterton and Parkside Community Colleges
- St John's College
- Gretton
- King's College





The position & size of doors, windows, appliances and other features are approximate only.

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Floorplans

House internal area 4,028 sq ft (374 sq m)

For identification purposes only.

Directions

CB8 8SB

what3words: ///famed.flashback.schooling - brings you to the driveway

General

Local Authority: West Suffolk

Services: Mains electricity, water and drainage. Oil central heating. There are 16 photovoltaic panels as well as solar hot water panels on the roof.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

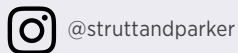
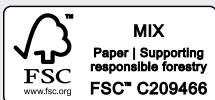
Cambridge

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