



MOULTON ROAD | KENTFORD

Rare Opportunity to Own One of Kentfords Most Distinguished Homes

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Guide Price £750,000 Freehold

FEATURES

- Magnificent Grade II Listed residence believed to date from the early 16th Century - Grade II Listed
- Over 3,200 sq ft of beautifully presented accommodation combining Tudor character with Victorian elegance
- features Five generous bedrooms, including an impressive principal suite and versatile family accommodation
- Elegant reception rooms featuring exposed timbers, original fireplaces and exceptional character throughout
- Walking Distance to Kennett Train Station with Links to Bury St Edmunds, Cambridge, London (1 change)
- Catchment for two popular local Primary Schools

DESCRIPTION

Believed to date from the early 16th Century, Lanwades House is an exceptional Grade II Listed residence that beautifully combines over 500 years of history with the comforts of modern family living. This distinguished home has evolved sympathetically through the centuries, blending its impressive Tudor timber-framed origins with elegant Victorian additions to create one of the area's most remarkable period homes.

Extending to approximately 3,275 sq ft, the property offers beautifully balanced accommodation including elegant reception rooms, a superb farmhouse-style kitchen with central island, five generous bedrooms, a principal suite with dressing room and mature south-facing gardens extending to approximately 0.47 acres (STS). Throughout the house an abundance of original character has been carefully preserved, including exposed timbers, fireplaces and period architectural detailing, whilst extensive sympathetic restoration has created a home equally suited to modern family life.

Set behind electric gates within this highly regarded village, Lanwades House enjoys exceptional accessibility with the A14 and A11 both within easy reach, whilst Kennett Railway Station is within walking distance, offering direct rail services towards Cambridge, Bury St Edmunds and Ipswich. The village itself benefits from a Post Office and village store, two popular public houses, village hall and highly regarded primary schools, making this an outstanding lifestyle opportunity in one of the area's most desirable locations.



HISTORY & CHARACTER

Believed to have been constructed around 1500, Lanwades House retains an impressive early Tudor timber-framed core, later enhanced by elegant Victorian additions that have created the handsome residence seen today. Originally known as Lanwades Hall, the property has remained an important home within the village for centuries.

The current owners have undertaken extensive sympathetic restoration, including significant upgrading of services together with careful preservation of original architectural features, all carried out with great respect for the property's historic significance. Beautiful exposed timbers, original fireplaces, traditional joinery and period detailing remain throughout, providing a wonderful sense of history rarely found in modern homes.

ACCOMMODATION

Offering approximately 3,275 sq ft of beautifully presented accommodation, the house has been thoughtfully arranged for modern family living. Elegant reception rooms provide excellent entertaining space, whilst the impressive kitchen/breakfast room forms the heart of the home with its central island, quality cabinetry and underfloor heating.

The versatile layout includes a utility room, shower room and study/ground floor bedroom, together with a magnificent principal bedroom featuring its own dressing room. Four further bedrooms and a stylish family bathroom provide excellent flexibility for growing families, guests or home working.



GARDENS & GROUNDS

Approached via electric timber gates, the property enjoys extensive private parking together with a three-bay cart lodge. The beautifully maintained south-facing gardens, extending to approximately 0.47 acres (STS), provide a wonderful setting with expansive lawns, mature specimen trees, colourful planting and several private seating areas.

Designed for both relaxation and entertaining, the gardens offer exceptional privacy whilst perfectly complementing the character and scale of the house.

LOCATION

Lanwades House occupies an enviable position within the popular village of Kentford, offering an exceptional balance between peaceful village living and outstanding connectivity.

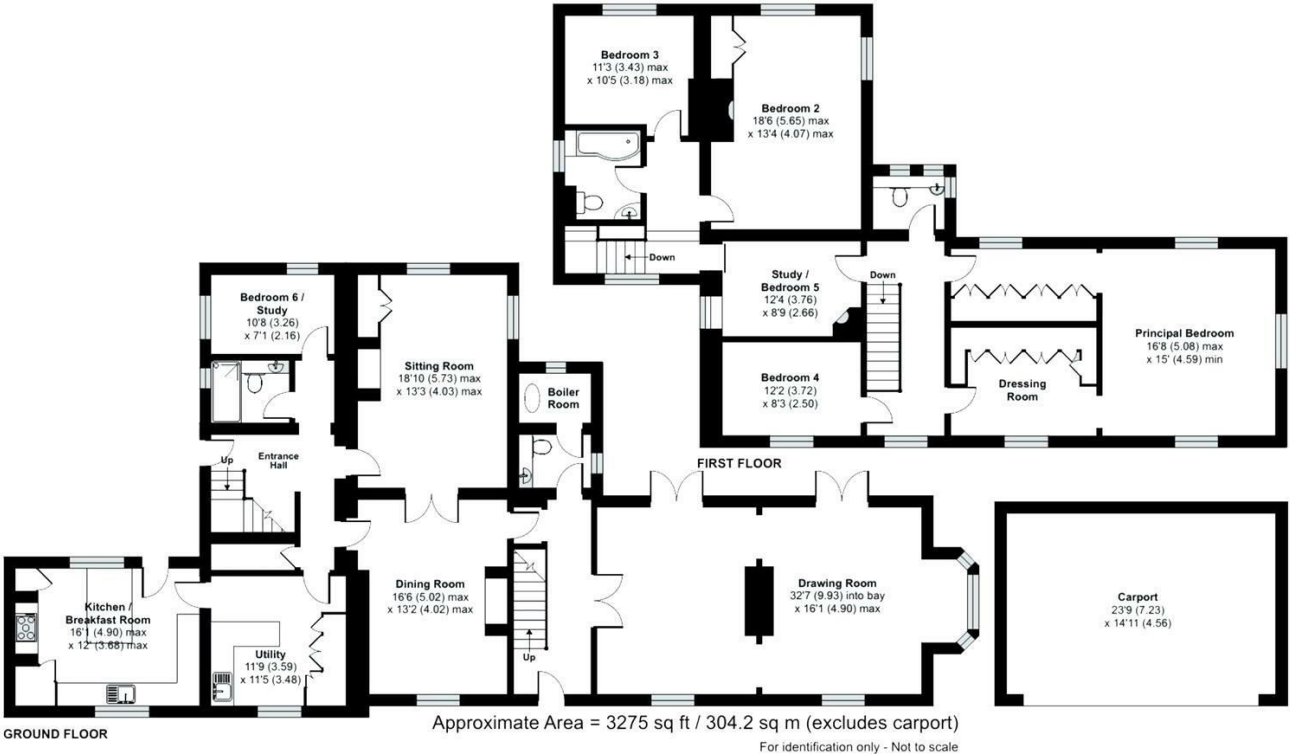
Kennett Railway Station is within walking distance, providing convenient services to Cambridge, Bury St Edmunds and Ipswich, whilst the nearby A14 and A11 offer excellent road links to Cambridge, Norwich, London, Stansted Airport and the wider motorway network.

The village benefits from a Post Office and village store, two popular public houses, village hall, recreation facilities and a thriving community with regular local events. Families are well served by Kennett Primary School and Moulton Primary School, with a wider selection of highly regarded schooling available in nearby Newmarket and Bury St Edmunds.









01638 750241

Council Tax Band : F

info@clarkephilips.co.uk
www.clarkephilips.co.uk

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	