



**Lavanda House,
Fornham Park, Fornham St. Genevieve, Suffolk.**

**DAVID
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LAVANDA HOUSE, FORNHAM PARK, FORNHAM ST. GENEVIEVE, SUFFOLK. IP28 6TT

Fornham St Genevieve lies two miles to the west of the historic Cathedral town of Bury St Edmunds, which offers an excellent range of amenities, with schooling in the public and private sectors, extensive shopping facilities and a good range of leisure facilities including health clubs, swimming pools and golf clubs. The University City of Cambridge is approximately 28 miles away and offers unrivalled schooling opportunities and excellent shopping and amenity facilities. There is good access to the A14, A11 (M11) and the railway station at Bury St Edmunds offers a link to mainline services to London's Liverpool Street or King's Cross.

Set within the Grade II Listed remnants of the Fornham Hall Estate, Lavanda House occupies the grounds which are widely reputed to have been the stage of the Battle of Fornham in 1173. Many features associated with the Fornham Hall Estate remain including the Tower of the Church of St. Genevieve situated immediately behind Lavanda House as well as part of the original walls of Fornham Hall alongside which the courtyard for Lavanda House has been created. Finished in 2007 the property has an expansive accommodation schedule in the region of 3500 sq.ft. with 4/5 double bedrooms (4 ensembles), 3/4 reception rooms and a versatile layout comfortably enabling ground floor living if so required. Despite its listed status, Lavanda House enjoys many creature comforts including the likes of underfloor heating and partial double glazing which has been tastefully packaged in a light and airy Neo-Georgian style. The property is at the end of a track that serves 4 other properties but has a private gated entrance and enjoys private mature **grounds in the region of 0.69 acres.**

A detached Grade II Listed country home set within the grounds of Fornham Park.

ENTRANCE HALL: With personnel doors to front and rear and open plan access to the:-

KITCHEN/BREAKFAST ROOM: A light and airy vaulted room which has been tastefully sub-divided to afford a duality of kitchen and living space with a bespoke fitted kitchen comprising a range of matching wall and base units and a number of integrated appliances to include dual ovens with a Neff hob and extractor over, integrated microwave with warming tray under, Fisher and Paykel dishwasher and a one and a half bowl stainless steel butler sink inset with mixer tap over. Marble worktop. Space provided for a freestanding American style fridge/freezer around which the kitchen units are built. The kitchen overlooks the central courtyard around which the property has been designed enjoying the benefits of both natural light and featuring some of the Hall's original walls. Open plan access to the breakfast area with a fitted seating arrangement and French style doors opening on to the central courtyard.

DRAWING ROOM: Located at the other end of the property for formal entertaining, the focal point for the room is the inset log burning stove with 3 sets of French style double doors opening to both the central courtyard or the rear gardens.

DINING ROOM: A dual aspect vaulted room with dual sash windows overlooking the rear gardens, mature trees and ruined Church Tower beyond. The front elevation overlooks the central courtyard again with French style double doors opening on to such.

SITTING ROOM/BEDROOM 5: Currently tastefully sub-divided to afford a duality of informal entertaining space and a home working area with window to the side elevation and French style double doors on to the rear garden. This room also comfortably serves as a fifth double bedroom if required.

Inner Hall: A versatile space linking the single and two-storey elements of the property together with a staircase rising to the first floor and a part

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galleried landing with a ceiling height of 5.1m, the inner hall is currently used as a library with a hidden storage cupboard underneath the landing.

UTILITY ROOM: Fitted with a further range of matching wall and base units including an additional stainless-steel sink with inset drainer and mixer tap over. Space for freestanding white goods and personnel door leading to the rear terrace.

BOOT ROOM: A useful storage space located just off the rear hall.

CLOAKROOM: Situated just off of the dining room with white suite comprising WC and hand wash basin.

BEDROOM: A substantial double bedroom at ground floor level which is well away from the living and dining accommodation with dual aspect windows to either side. Integrated storage cupboards.

ENSUITE SHOWER ROOM: Comprising WC, hand wash basin, shower and electric towel rail to side.

First Floor

GALLERIED LANDING:

PRINCIPAL BEDROOM: A substantial double bedroom with two sets of integrated wardrobes and dual sash windows overlooking the central courtyard with views of the walled gardens and countryside beyond.

ENSUITE BATHROOM: Comprising WC, double handwash basin, bath with integrated water jets and shower with glass sliding door. Heated towel rail. Window to front aspect.

BEDROOM 4: A double bedroom with window to rear.

EN SUITE SHOWER ROOM: With white suite comprising WC, hand wash basin and corner shower with glass sliding doors. Heated towel rail. Window to rear.

Secondary staircase with stairs rising to First Floor and substantial galleried landing with a part-vaulted ceiling and 2.25m tall floor to ceiling sash window overlooking the rear gardens and Church beyond.

BEDROOM 2: The only bedroom at this part of the first floor, (ideal as guest accommodation). A substantial double room with a walk-in wardrobe and:-

ENSUITE BATHROOM: Comprising WC, handwash basin and bath with shower attachment over and screen. Heated towel rail. Window to front elevation.

Outside

The property is set at the end of a private track which leads in to Fornham Park and serves a total of 5 properties including Lavanda House. The property has private wrought iron double gates providing access to the driveway with ample **OFF-ROAD PARKING** for a number of vehicles as well as the:-

DETACHED DOUBLE GARAGE: With power and light connected and up and over doors to the front elevation.

Beyond the parking area are 2 further sets of gates for personnel access only both of which lead to the inner courtyard around which the residence is constructed. This area has been thoughtfully landscaped to enable ease of year-round maintenance and to also ensure the property retains a good deal of privacy and screening. Formal lawns wraparound the side and rear of the property and they are interspersed by a handful of specimen trees and shrubs with low level fencing to ensure the enjoyment of the surrounding view which comprises gently undulating Suffolk countryside before dropping away to Fornham Lake with the remnants of Church of St. Genevieve in the foreground.

In all about 0.69 acre.

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SERVICES: Private drainage (bio-disc serving the 5 properties within the development and we understand that each owner equally contributes one fifth of the cost of maintenance and emptying of such. Main water, again a shared water supply that serves the 5 properties although each property is separately metered. Main electricity. Oil fired heating with underfloor heating serving the ground floor with the exception of the boot room and radiators at first floor. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: G - £3403 – 2024.

BROADBAND SPEED: Up to 1000Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, O2 and Vodafone – outdoor (source Ofcom).

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AGENTS NOTE

There is a tree preservation order within the curtilage.

We understand that the property is located on an unadopted road that is privately maintained.

We understand that there is a planning application within a quarter of a mile of the property, for further details please speak to the selling agent.

Construction type: Brick.

Year of Construction: 2007.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

WHAT3WORDS: ///coasted.fitter.variation

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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Approximate Area = 3171 sq ft / 294.5 sq m (excludes void)

Garage = 387 sq ft / 35.9 sq m

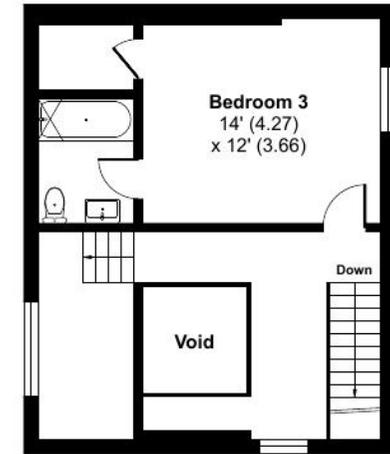
Total = 3558 sq ft / 330.4 sq m

For identification only - Not to scale

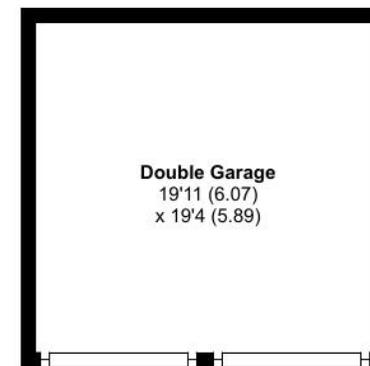


GROUND FLOOR

FIRST FLOOR 1



FIRST FLOOR 2



GARAGE





