



EH

EXQUISITE
HOME

SPECTACULAR SURROUNDINGS

The Tendring peninsula, bounded on three sides by sea and rivers, has the delightful Hamford Water National Nature Reserve to the east, thirty-six miles of coastline, award-winning sandy beaches, seaside resorts, picturesque villages and the bustling port of Harwich. The peninsula is extremely well-connected with the main line into London Liverpool Street running from Clacton and the A120 and the A133 providing good road connections. The area has traditionally been popular with English holidaymakers and is now seen as an idea place to live in a quieter setting while enjoying excellent transport links to London and beyond. Sea breezes blow across open fields and this part of Essex is a well-connected, attractive place to live. Along the north of the peninsula looking on to the River Stour and beyond to Suffolk just over the water, there are a string of villages between Manningtree and Harwich. The former is a thriving town on the River Stour in the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. It has a station and plenty of amenities, ideal for commuters and families alike.





The village of Bramfield is just under three miles east of Manningtree and fifteen miles northeast of Colchester. Wrabness Nature Reserve lies to the east and the village is bisected by the B 1352. It has a primary school, a pub, shop, Post Office and village hall and the parish church of St Lawrence is Grade II listed. Standing in beautiful open countryside is this immaculate detached property on a generous plot approaching three quarters of an acre. Built five years ago, the present owners have been living there for four years and were originally attracted to their home by its spacious interior and unparalleled panoramic views. It is approached by a quiet lane running up to the spacious front drive with room for a number of cars to be parked and a generous lawn. The double height front door leads into the wooden floored entrance hall which is simply flooded with natural light. Inviting and spacious, there is enough room for furniture and bookcases, a rare feature in a one storey home but proof, if such were needed, that this is a property where intelligent design, beauty and practicality are united. A pair of double doors leads to the huge open plan living area/kitchen. The internal doors are all of light oak, adding very greatly to the sense of space and light. There is a dining area, ideal for informal family meals or entertaining, a comfortable living area with sofas which is the ideal family space and patio doors leading out to the pretty back garden with its wonderful views of the unspoilt countryside beyond. In the summer, this is where the owners spend much of their time and it has been the scene of a number of Christmas and New Year celebrations and parties. The kitchen, with its white Shaker-style cabinets, black granite worktops, island with integrated induction hob and on trend pendant lighting, integrated dishwasher, double freezer, double fridge, double oven and microwave is an elegant, contemporary space which flows naturally from the dining and living areas. Next door is the useful utility room with its second sink and extra storage. There is also a cloakroom, ideal for guests. Off the open plan living area is the cosy snug, much used in the winter and when entertaining. This is the perfect family room and is multi-use, equally suitable to be used as a children's playroom.

To the left of the entrance hallway is a smart en suite double bedroom, the ideal guest suite. The bathroom has a freestanding bath, attractive Moroccan style flooring and a chrome towel heater. The principal bedroom suite is simply stunning with its feature wall, crisp en suite shower room with glossy grey subway tiles, dressing room and generous deck outside accessed by sliding doors. On sunny mornings, the owners often enjoy coffee, breakfast and the newspapers outside and it is the ideal place to sit and watch nature at play. The third bedroom is also a good sized double with an en suite three piece shower room. The entire house benefits from underfloor heating.



A Stunning Contemporary Space



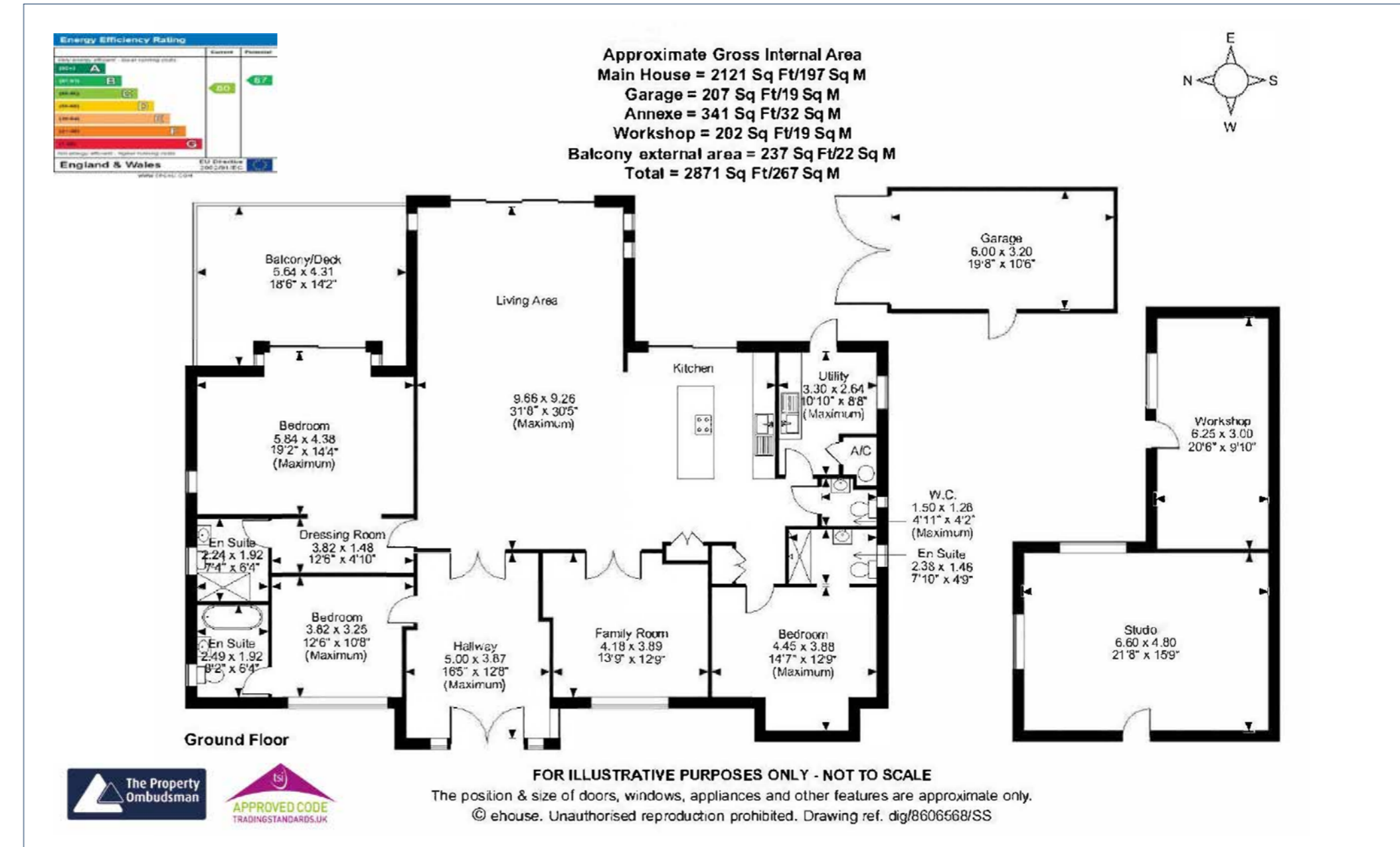
“The property has been designed with an eye to space, light and versatility...”



Open Countryside and Breathtaking Views...

Outside, there is a generous L-shaped studio currently being used as a home office and workshop. If desired, and with the correct planning permission in place, the dividing wall could be taken down and the building transformed into an Airbnb, holiday let or separate dwelling for elderly family members or teenagers. The garden is mainly laid to lawn with a seating area and plenty of mature bushes and shrubs around the borders. The garage has power and light and is a useful storage space. The neighbours are friendly and supportive and the village itself is just a short walk away.

Thoughtfully designed to maximise space and light with generous off street parking, a tranquil location, low maintenance garden with incredible views and a versatile interior, this immaculate home ticks every possible box.



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