

EH

EXQUISITE
HOME





SPACIOUS AND VERSATILE ACCOMMODATION:

At the heart of this close-knit community lies a refurbished Grade II listed Georgian manor house, which has been converted to the highest standards. This stunning property has retained many original features while offering elegant, modern living spaces.

Elegant Design & Setting:

- Built circa 1790, the manor house boasts a symmetrical Georgian façade and is accessed via a sweeping gravel driveway with stone steps leading to a grand, pillared entrance.

Communal Entrance:

- The magnificent entrance hall, with its striking staircase, creates an impressive first impression.

Ground Floor:

- The apartment’s front door opens into a generous hallway with high ceilings throughout. A light-filled sitting room features sash windows with deep sills, shutters, and a cast-iron fireplace, creating an air of grandeur. The ground floor also includes two spacious double bedrooms, one with a sleek en suite shower room, and a contemporary cloakroom.

Lower Ground Floor:

- The lower ground level offers a third bedroom with a dressing room, a snug (perfect as a TV room, home office, or playroom), a family bathroom with a shower-over-bath and the kitchen/dining room.

Spacious kitchen/dining room:

- Designed for both practicality and style with high-quality finishes.
- Glossy cream cabinets, black granite worktops, a central island, integrated appliances, and a gas hob.
- Ample room for dining makes this space ideal for everyday meals, hosting gatherings, or entertaining.
- Double doors lead to a private stone terrace, with steps ascending to the beautifully manicured communal gardens.

Additional Highlights

- High Ceilings: Enhancing the sense of space and light throughout the property.
- Original Features: Retaining Georgian charm with sash windows, shutters, and period fireplaces.
- Private Terrace: An exclusive outdoor space for relaxing or entertaining, leading directly to the shared gardens.





“Every detail has been considered in converting this stunning manor house into elegant apartments...”





LOCATION & COMMUNITY:

The large village of Lawford sits on the picturesque Essex/Suffolk border in northeast Essex, near the mouth of the River Stour where it flows into the North Sea. Located just nine miles northeast of the vibrant city of Colchester, Lawford offers an excellent balance of tranquil village living and convenient connectivity.

Beautifully Landscaped Grounds:

Residents enjoy access to approximately sixteen acres of private, landscaped gardens and parkland, which can be reached through a picturesque boulevard of mature trees surrounded by managed woodlands.

Excellent Transport Links:

Nearby Manningtree Train Station offers direct services to London Liverpool Street, making it a prime location for commuters, while the easily accessible A12 provides quick connections to Ipswich, Colchester, Chelmsford, and London.

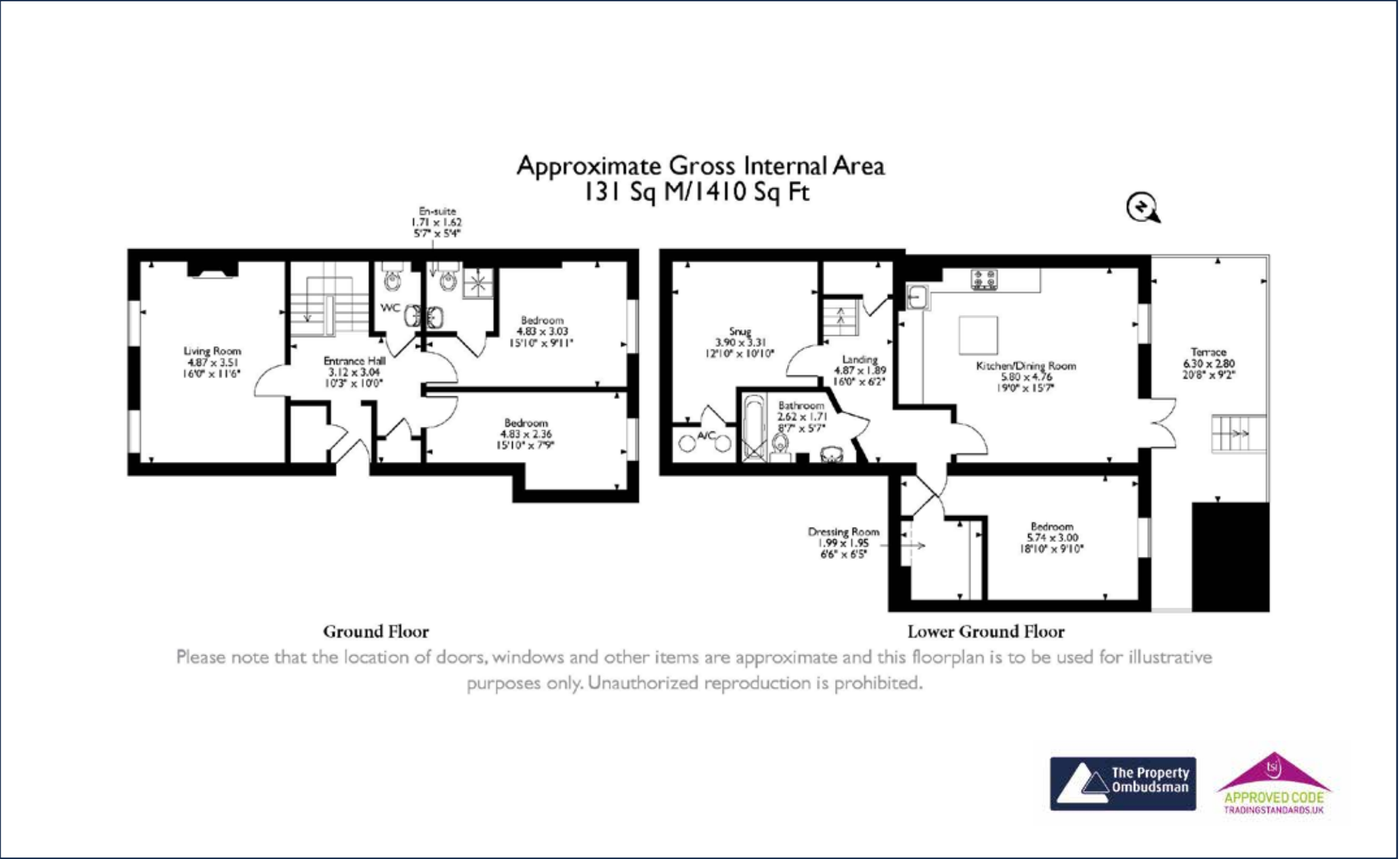
Lawford is well-equipped with two primary schools, two junior schools, and a village hall. Additionally, most children in the village attend Manningtree High School, situated in the neighboring town.

The village is nestled close to the Dedham Vale Area of Outstanding Natural Beauty (AONB), known for its idyllic countryside, and lies on the banks of the River Stour, offering stunning estuary views and access to outdoor activities.

Cultural and Historical Significance:

Just a short distance away is the historic Flatford Mill, famously associated with the works of artist John Constable, adding cultural charm to the area.

- Located in the sought-after village of Lawford
- Access to two primary schools and Manningtree High School
- Direct train services to London Liverpool Street and proximity to the A12
- Close to Dedham Vale AONB, the River Stour estuary, and Flatford Mill
- Stunning Georgian architecture with original features
- Approximately sixteen acres of landscaped communal grounds



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