

oakheart



£800,000

Asking Price
Cansey Lane, Bradfield

An exquisite five/six bedroom, four bathroom detached home offers just under 2,700 sq ft of luxurious accommodation spread across three beautifully designed floors. Situated in the desirable area of Bradfield, Manningtree, this property enjoys convenient access to both Manningtree and Mistley, renowned for their high-performing schools and direct train links to London Liverpool Street.

On the ground floor, you are welcomed by a grand entrance hall that exudes a sense of space and style. Adjacent to the entrance hall is a versatile snug, which can also serve as an additional bedroom, and a convenient WC. The well-appointed office is perfect for working from home. The expansive living room is ideal for family gatherings and relaxation. The modern kitchen is equipped with high-quality appliances and opens into a spacious dining room, perfect for hosting dinner parties and family meals. Additionally, there is a practical utility room. The bright and airy sunroom, with doors that open out to the rear garden, seamlessly blends indoor and outdoor living.

The first floor features a generous landing area leading to a luxurious principal bedroom with a private en-suite bathroom. There are two additional spacious double bedrooms on this floor, along with a stylish family bathroom.

The second floor comprises another landing area and two double bedrooms, each boasting their own en-suite bathrooms, providing privacy and comfort.

Outside, the wide plot rear garden is composed of a large patio area and a majority lawn, perfect for outdoor activities and entertaining. The property also includes a double garage offering secure parking and storage, as well as a large front driveway that provides ample off-road parking for multiple vehicles.















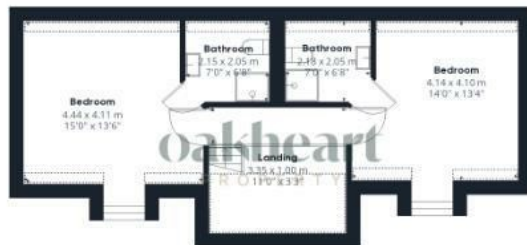




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

249.98 m²


2690.76 ft²

Reduced headroom

4.79 m²

51.56 ft²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.


Local Authority:
Tendring

Tenure:
Freehold

Council Tax Band:
F



Energy Efficiency Rating

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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