



New Village, Brantham  
£475,000

## Brantham

Nestled within the heart of a picturesque Suffolk village, this substantial detached residence offers the perfect blend of country charm and modern convenience, ideally suited to meet the needs of families or those seeking the versatility of multi-generational living.

As you step inside, you'll discover a warm and inviting home boasting four generously sized bedrooms complemented by three well-appointed bathroom/shower rooms, ensuring comfort and privacy for all family members. The kitchen/breakfast room, serves as the ideal spot for morning gatherings and culinary creations with an adjoining garden room that offers a tranquil space to relax and enjoy views of the surrounding greenery.

For those desiring additional living quarters, the property's flexible layout can easily accommodate a self-contained annexe, providing an intimate space for extended family or guests. The study and cloakroom add to the practical aspects of the home, while the spacious sitting room and family room/bedroom further enhance its versatile nature.

Outside, the property doesn't fail to impress with its vast driveway offering ample parking space. The enclosed garden is a private oasis, complete with a patio and lawn area perfect for alfresco dining and outdoor activities. Moreover, the property features over 1300 sq ft of garaging and workshop space to cater to hobbies and storage needs.

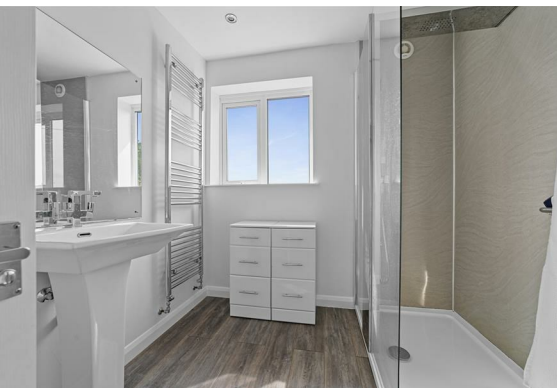
The local area is rich in natural beauty and history, with the scenic River Stour and the iconic landscapes of 'Constable Country' nearby. Amenities are plentiful, with local pubs, shops, and schools within the village, while larger towns and transport links are just a short journey away.

This unique home is not just a place to live but a lifestyle offering for those in pursuit of tranquillity, community, and the convenience of village life with all the benefits of nearby urban amenities.

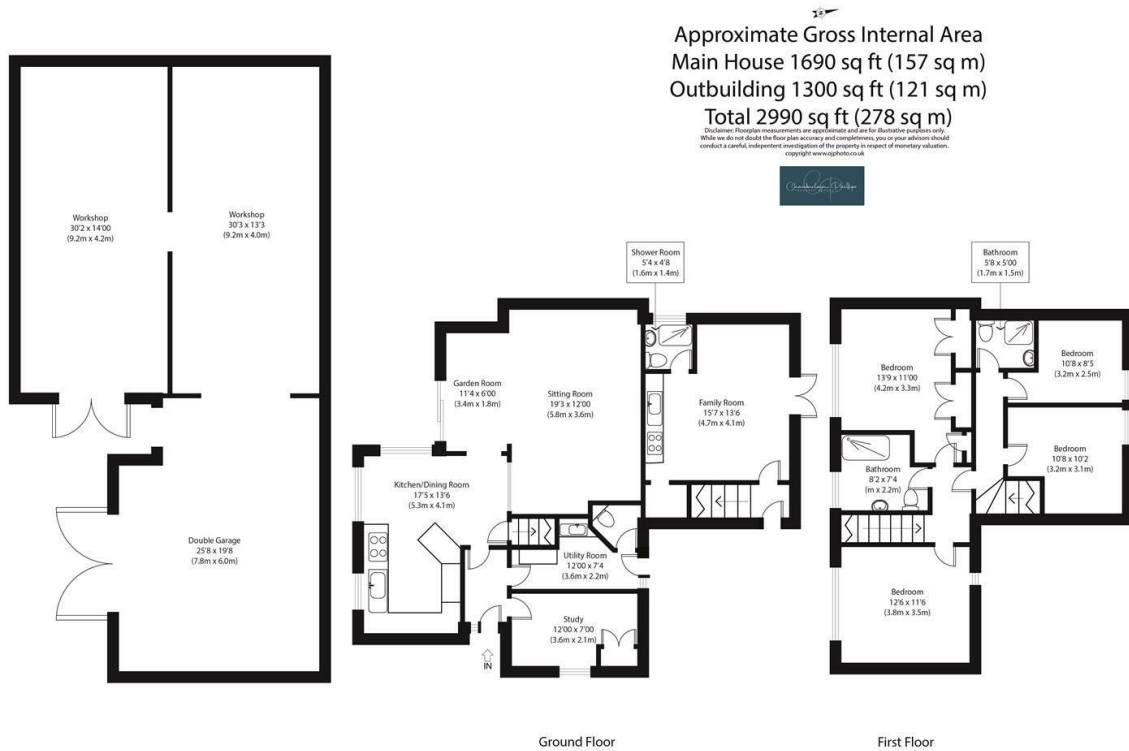




- INDIVIDUAL DETACHED FAMILY
- VERSATILE ACCOMMODATION
- FOUR/FIVE BEDROOMS
- THREE RECEPTION ROOMS
- CLOAKROOM, TWO SHOWER ROOMS AND FAMILY BATHROOM
- EXPANSE OF OFF ROAD PARKING, OVER 1300 SQ FT OF GARAGING AND WORKSHOP SPACE
- OVERLOOKING A RECREATION GROUND
- NO UPWARD CHAIN
- VIEWING ESSENTIAL



## Floor Plan



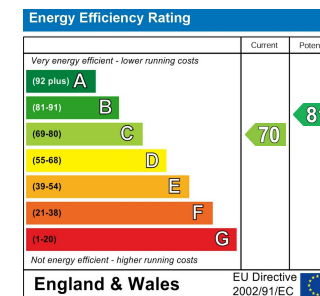
## Area Map



## Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



**Important Information:**  
 Tenure - Freehold  
 Council Tax Band - E  
 Services - Mains Electric, Mains Water & Drainage  
 Heating - Via Gas boiler  
 Mobile Coverage Indoor: All networks are available  
 Broadband: Ultrafast broadband is available at this address  
 \*Please note some images have been digitally staged to provide a visual use of space\*

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