



Grove Road, Brantham
Guide Price £375,000

Brantham

Set in a quaint cul-de-sac within a sought-after village setting, this extended detached house presents an idyllic family retreat with enchanting farmland and River Stour vistas from its upper quarters. Designed with family living in mind, the residence boasts four well-appointed bedrooms, ensuring ample space for all members of the household.

The heart of this home is the generous L-shaped lounge/dining room, providing a versatile space for relaxation and entertainment. This is complemented by an additional dining/family room, perfect for hosting dinner parties or enjoying casual family meals. The kitchen caters to the culinary needs of a bustling household, while the separate utility room adds a layer of practicality to everyday living.

The charm of this property is extended through to the conservatory, which offers a serene space to enjoy the west-facing garden, regardless of the weather. A convenient cloakroom and a well-maintained family bathroom cater to the needs of a dynamic family lifestyle.

Externally, the single garage and driveway ensure off-road parking is never a concern. The rear garden is a delightful west-facing haven, promising many sun-soaked afternoons and evenings outdoors. This home is an impeccable choice for families seeking a peaceful yet connected village life.





- SPACIOUS DETACHED FAMILY HOME
- FOUR BEDROOMS
- RIVER VIEWS
- SEPARATE DINING ROOM AND CONSERVATORY
- GROUND FLOOR CLOAKROOM
- WEST FACING GARDEN
- SINGLE GARAGE AND DRIVEWAY

LOCATION:

Brantham is a large village in the Stour Valley with the river Stour forming one of its boundaries and it is surrounded by picturesque countryside including the villages of Stutton, Tattingstone, East Bergholt and Flatford (famous for inspiring many paintings of John Constable and known as Constable Country).

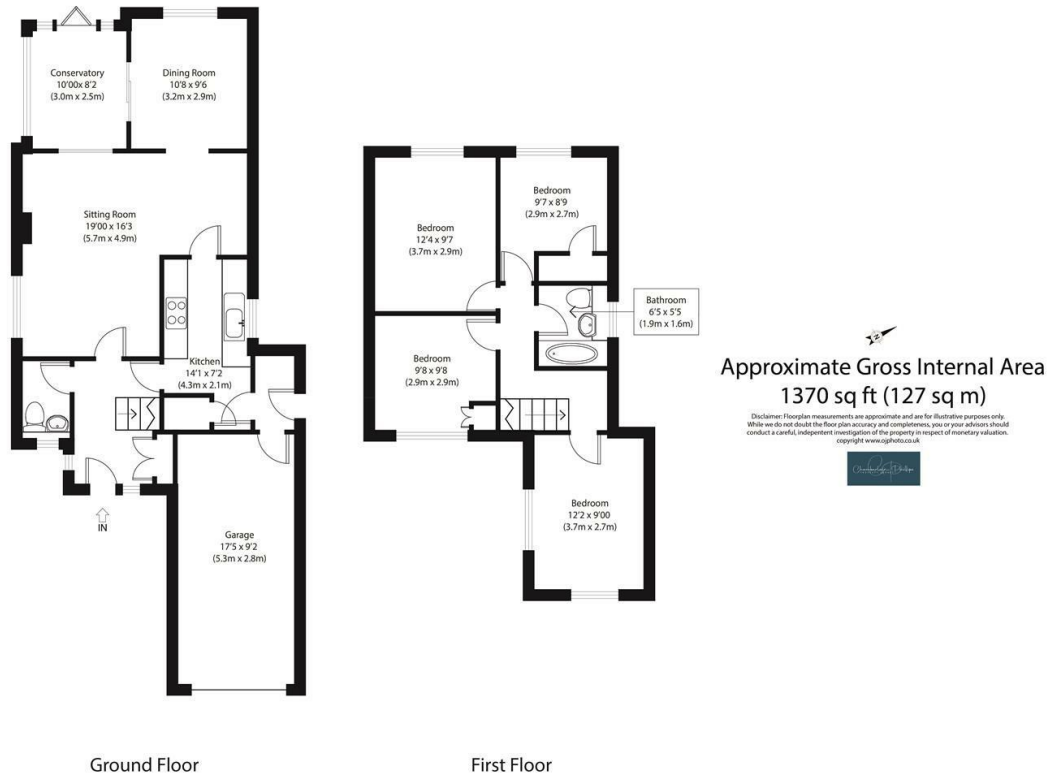
The village is ideally situated halfway between Ipswich, the county town of Suffolk, and historic Colchester, Essex. Their shops, facilities, bars, restaurants and nightlife are easily accessed by public transport as well as by car. Manningtree, reputedly the smallest market town in England, lies across the River Stour and its railway provides fast links to London, Norwich, the ports of Harwich and Felixstowe, and the beautiful beaches of the Sunshine Coast. Brantham has many amenities including, churches, pubs, Pizza restaurant, a Co-op, a cafe, a vet, three play areas, a preschool and primary school.

Agents Notes:

Tenure - Freehold
Council tax - Band D
Services - Electric/Gas/Mains drainage/Water
Heating - Radiators via Gas
Mobile - All networks are limited
Broadband - Ultrafast is available



Floor Plan



Viewing

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

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Area Map



Energy Efficiency Graph

