



Blenheim Walk, Summers Park, Lawford  
£800,000

## Summers Park, Lawford

Nestled within the prestigious "Summers Park" development, this exquisite Neo Georgian detached residence stands as a testament to luxury family living, boasting panoramic vistas across the idyllic Dedham Vale. A mere 7 years since its construction by the acclaimed Rose builders, the "Oxford" model exudes a timeless elegance with its high ceilings, classic sash windows, and a design that harmoniously blends character with contemporary needs.

Families will find themselves captivated by the spacious interiors, which offer a seamless flow of living space. The open-plan kitchen, complete with an expansive dining and family area, features dual bi-folding doors that invite natural light and merge indoor comfort with outdoor serenity. The ground floor benefits from the modern luxury of underfloor heating and leads to the additional comforts of a snug/study and a chic sitting room for more formal gatherings.

Upstairs, accommodation is equally generous with five double bedrooms, two featuring en-suite shower rooms, and a well-appointed family bathroom. Convenience is woven into the fabric of this home, with a utility room and cloakroom enhancing the practical aspects of daily living.

The property is discretely positioned off a private, block-paved road serving a select number of homes, culminating in a spacious driveway and a detached double garage that caters to the needs of the modern family, including an external electric charge point. An air recirculation exchange system underpins the eco-friendly credentials of this home, ensuring a comfortable living environment year-round.

This residence is a perfect sanctuary for families seeking a balance of elegance, functionality, and accessibility to amenities and transport links, offering a lifestyle where comfort meets sophistication.



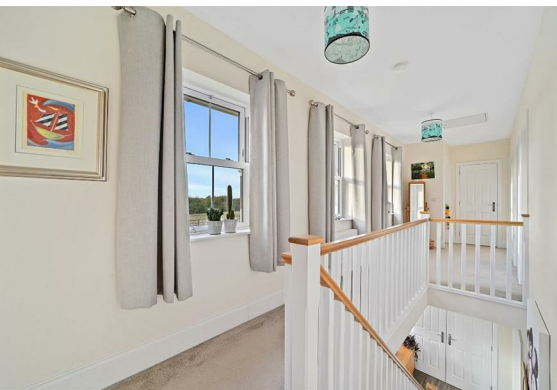


- EXCLUSIVE PRIVATE ROAD LOCATION
- OPEN VIEWS TOWARDS DEDHAM VALE
- SOUGHT AFTER DEVELOPMENT
- FIVE SPACIOUS BEDROOMS
- TWO EN-SUITES / BATHROOM & CLOAKROOM
- SHORT WALK TO MAINLINE STATION
- UNDERFLOOR HEATING TO GROUND FLOOR
- DOUBLE GARAGE AND DRIVEWAY
- REMAINDER OF NHBC WARRANTY

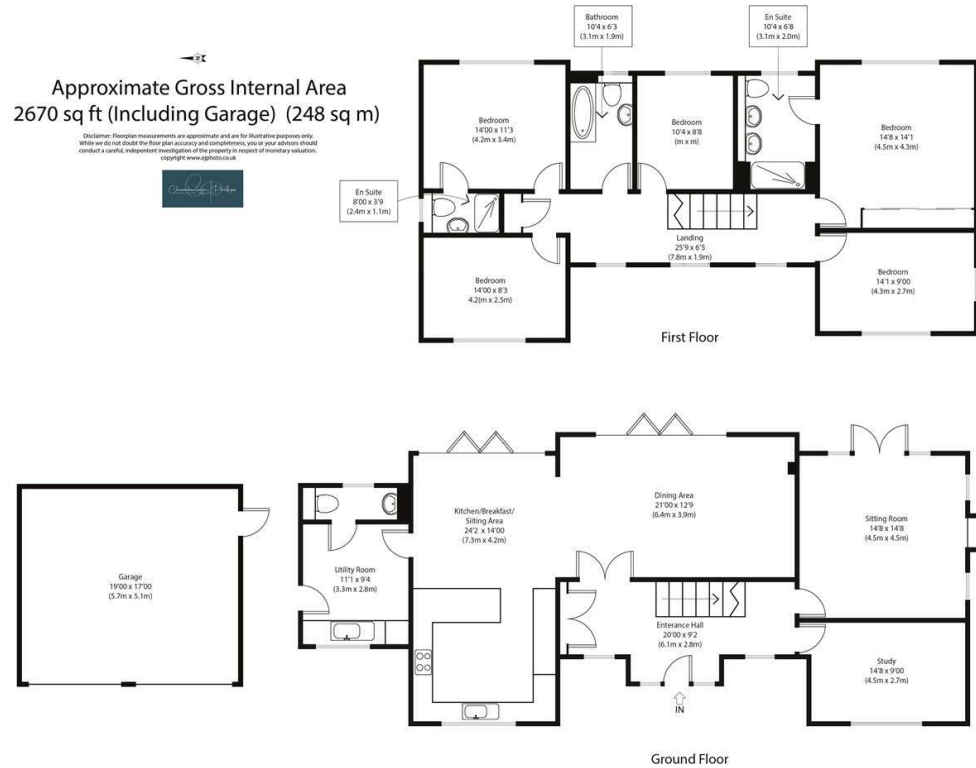
"Summers Park" is situated just 1 mile south of Manningtree which is set on the River Stour on the edge of Constable Country on the Essex/Suffolk Borders. The town has a vibrant local community and provides useful local shops and services, there are also banks, a doctor's surgery, pharmacy, galleries, a theatre, restaurants and a delicatessen.

Recognised as England's smallest town it is formed from several exceptional period buildings and provides good local shopping facilities positioned mid way between Ipswich the county town of Suffolk and Colchester which is reputed to be the oldest Roman town in England. There is ready access to the A12 and the commuter can take advantage of train services to London's Liverpool Street Station from the towns mainline railway station which is an approximate 10 minute walk from the house.

Agents Notes:  
Tenure - Freehold  
Council tax - Band G  
Services - Electric/drainage/water/gas  
Heating - Radiators/underfloor via gas boiler  
Mobile - EE/Vodafone/Three are limited and O2 likely - Indoor/ All networks are likely outdoor  
Broadband - Ultrafast is available



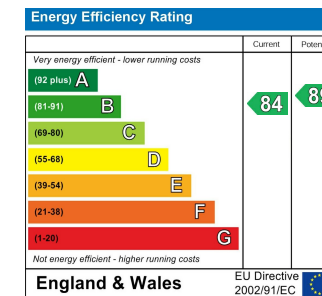
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ  
Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk