



Brantham Hill, Brantham
Guide Price £475,000 - £510,000

Brantham Hill, Brantham

Nestled in the heart of a charming village, this immaculate detached family home presents an unparalleled opportunity for discerning families seeking both comfort and convenience. Modern in design and finish, this abode is meticulously crafted to accommodate a contemporary lifestyle.

Step inside through the welcoming porch and discover the practicality of a cloakroom, perfect for busy family life. The inviting sitting room, warmed by a tasteful gas fire, creates a delightful setting for relaxation. A sleek, modern kitchen, complete with breakfast bar, integrated appliances, ensures culinary exploits are both effortless and enjoyable. Adjoining the kitchen, the dining room, bathed in natural light from French doors, offers an elegant space for family meals and entertainment, with seamless access to the verdant garden.

Upstairs, the landing guides you to a principal bedroom, boasting fitted wardrobes and a private ensuite shower room. Two additional double bedrooms and a single bedroom provide ample space for family and guests, complemented by a stylish family bathroom.

Outside, the property features a rear garden with a patio, a decked seating area, and a pergola for added charm. A block-paved driveway provides parking and leads to a detached garage, which is partitioned with a stud wall into two storage areas. This home is a great option for families looking to enjoy village life.





- DETACHED FAMILY HOME
- VILLAGE LOCATION
- DRIVEWAY PARKING
- DETACHED GARAGE
- TWO RECEPTION ROOMS
- PRINCIPAL BEDROOM WITH ENSUITE
- CLOAK ROOM
- COMPLETE CHAIN
- GUIDE PRICE £475,000 - £490,000

LOCATION

Brantham is a lively and welcoming village set in the heart of the picturesque Stour Valley, home to a close-knit community of over 2,300 residents. Surrounded by beautiful countryside, it sits alongside the River Stour and is near idyllic villages such as Stutton, Tattingstone, East Bergholt, and Flatford, an area famously known as Constable Country, having inspired the iconic landscapes of artist John Constable.

The village offers a good range of local amenities, including churches, traditional pubs, a Co-op food store, café, veterinary clinic, three children's play areas, and both a preschool and primary school, making it an attractive place for families and those seeking a peaceful rural lifestyle.

Brantham enjoys a prime location between Ipswich, the county town of Suffolk, and the historic city of Colchester in Essex. Both are easily accessible by road or public transport, offering a wide choice of shops, dining, and entertainment options.

Just across the River Stour is Manningtree, renowned as England's smallest market town, where a mainline railway station provides direct connections to London, Norwich, Harwich, Felixstowe, and the stunning beaches along the Sunshine Coast.

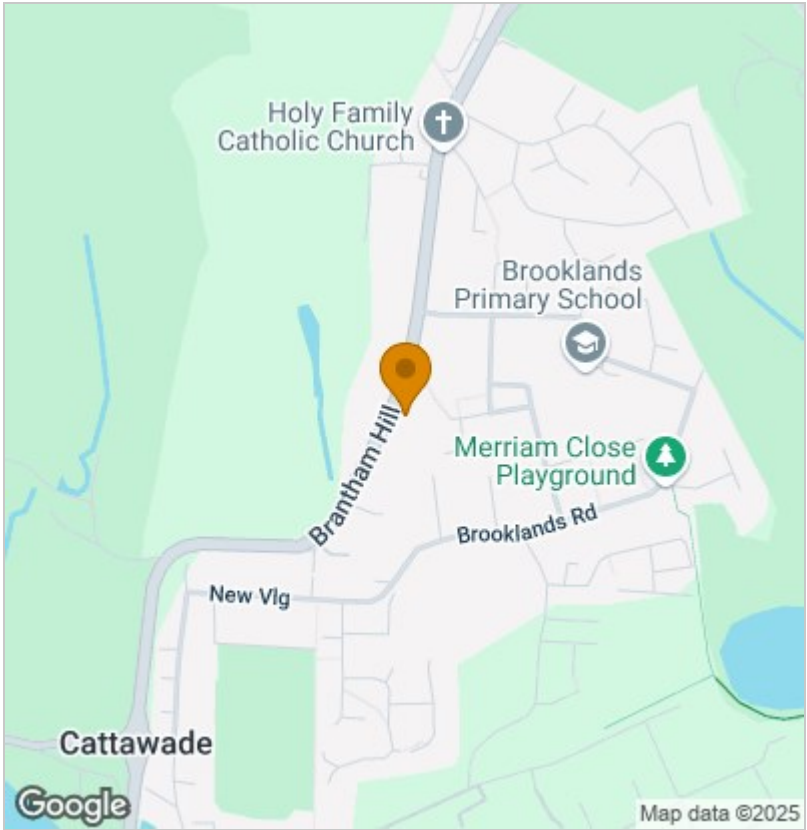
Agents Notes:
 Tenure - Freehold
 Council tax - Band D
 Services - Mains electric/mains drainage/mains water/mains gas
 Heating - Gas boiler via radiators
 Mobile - O2 likely, EE, Three & Vodafone is limited.
 Broadband - Standard/Superfast & Ultra fast available.



Floor Plan



Area Map



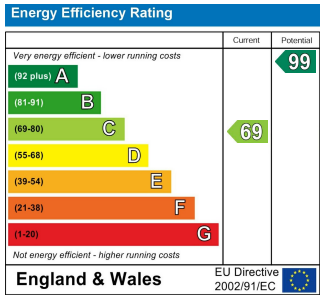
Viewing

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

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Energy Efficiency Graph



Council Tax Band - D

Tenure - Freehold