



The Hollies, Lawford Green  
£725,000



## The Hollies, Lawford Green

**\*\*SOLD PRIOR TO MARKETING\*\***

Chamberlain Phillips is thrilled to present this exceptional four-bedroom detached home, located in the highly desirable Lawford Green development. Set on the exclusive 'The Hollies' – one of the most sought-after roads within Lawford Green – this stunning property was built just three years ago by the renowned Rose Builders. It showcases the elegance and appeal of the sought-after Berkeley design, offering a perfect blend of modern living and timeless charm.

Upon entering, you are greeted by an elegant entrance hallway, complete with a convenient downstairs WC. The dining room exudes classic elegance, featuring a beautiful bay window that floods the space with natural light. Adjacent to this, the living room is a testament to comfort and style, boasting a feature log burner set within a secondary bay window – the perfect backdrop for cosy family evenings.

The heart of the home is undoubtedly the kitchen dining room, where a stunning feature island takes centre stage, surrounded by sleek integrated appliances and complemented by chic bi-folding doors that reveal the landscaped rear garden. A utility room adds to the practicality of this family-centric home.

Ascend the staircase to discover four well-appointed bedrooms, with the principal bedroom offering a sense of luxury with its dressing area and fabulous en-suite shower room. The second bedroom, equally impressive, also enjoys the privacy of a further en-suite shower room. A tasteful family bathroom serves the remaining bedrooms.

Outside, the enclosed rear garden is an oasis of tranquillity, complete with a charming summerhouse, whilst the detached double garage and extensive driveway ensure ample parking for multiple vehicles.







- FOUR BEDROOM DETACHED HOME
- BERKELEY DESIGN
- SET ON THE POPULAR CLOSE 'THE HOLLIES'
- STUNNING KITCHEN DINING SPACE
- TWO EN-SUITE SHOWER ROOMS
- DOUBLE GARAGE AND DRIVEWAY PARKING
- LAWFORD GREEN DEVELOPMENT
- UTILITY ROOM
- DOWNSTAIRS WC
- VIEWING ADVISED

#### LOCATION:

Lawford is situated on the fringe of the Dedham Vale and 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.

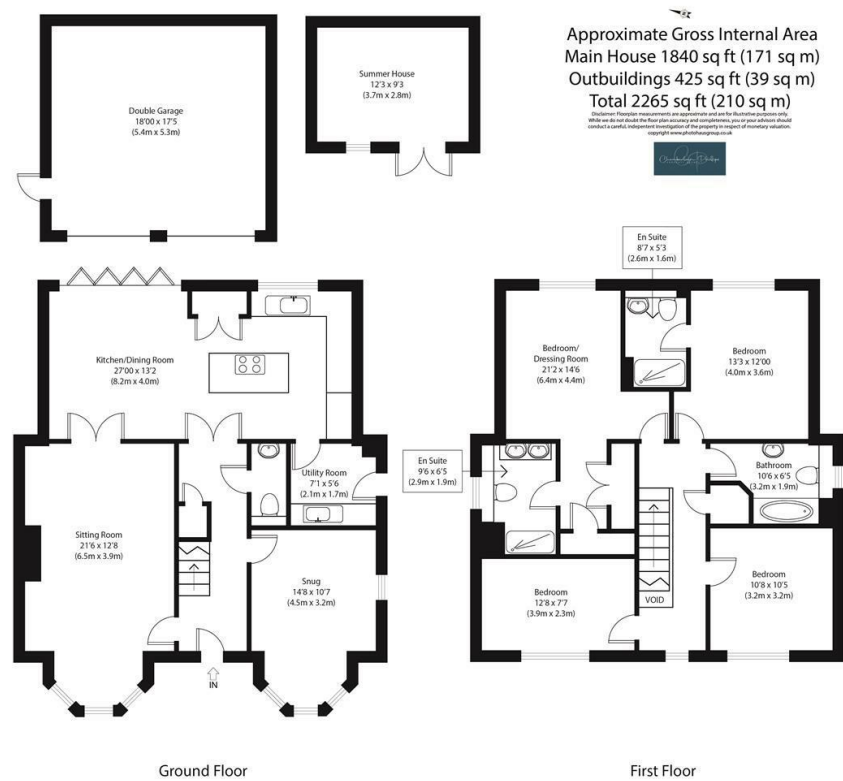
There is ready access to the A12 and the commuter can take advantage of train services to London's Liverpool Street Station from the towns mainline railway station which is an approximate 15 minute walk from the house.

#### AGENTS NOTES:

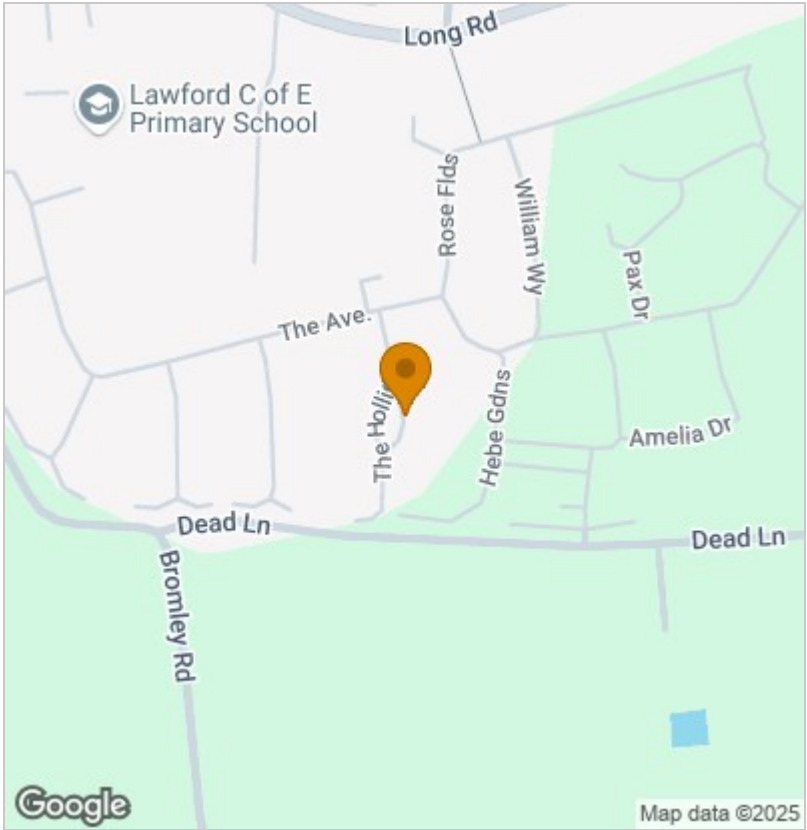
Heating - Gas underfloor to ground floor and via radiators to first floor  
 Services Connected - Mains  
 Electric/Gas/Water/Drainage  
 Council Tax Band - F  
 Tenure - Freehold  
 Mobile Coverage Indoor: EE & Three are Likely / o2 & Vodafone are Limited  
 Broadband: Ultrafast broadband is available at this address



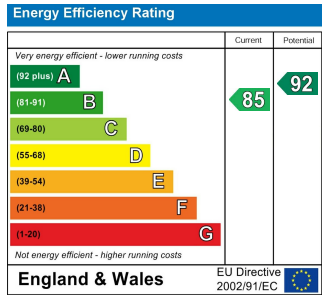
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - F

Tenure - Freehold

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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