









Discover the epitome of country living in a highly sought-after Suffolk village, where a meticulously designed detached family home offers the perfect blend of modern comfort and rural charm. This expansive property is a true sanctuary, nestled on nearly half an acre that backs onto serene farmland, providing a tranquil backdrop for your family's everyday life.

Indulge in the luxury of space with four generous double bedrooms, including an elegant en-suite and dressing area in the principal suite. The heart of this home is the inviting kitchen/dining room, designed for both casual family meals and sophisticated entertaining. Adjacent to this, a cosy snug area provides a peaceful retreat, while the dining room boasts stunning bi-folding doors, effortlessly extending your living space into the great outdoors.

The separate sitting room and study ensure that both relaxation and productivity can find their place within this versatile residence. With the convenience of a utility room and additional cloakroom, this home is thoughtfully equipped to meet the demands of busy family life.

Outdoor living is just as grand, with a beautifully manicured southwest-facing rear garden inviting endless afternoons of sunshine and play. Three sheds and a greenhouse provide excellent storage and space for hobbies. A double garage, alongside a spacious driveway with an additional gated drive, offers ample parking and is ideal for those with a caravan, boat, or motorhome.

With excellent local schools, easy access to road and rail networks, and nearby shopping facilities in Manningtree, this property is perfectly positioned for families seeking a harmonious blend of village tranquillity and modern-day amenities. This is not just a house; it's the setting for your family's best memories.







#### LOCATION:

East End in East Bergholt is a small hamlet a few miles from the well-served Village of East Bergholt which is one of the largest villages in the Stour Valley region set in the sought-after Dedham Vale an area of outstanding natural beauty. The village is much admired and well known for its connections with John Constable, the renowned painter, it is well catered for with good local facilities including a range of local pubs and restaurants, village shop and High School and is approximately 10 miles North of Colchester, 8 miles South of Ipswich and approximately 3 miles from Manningtree with its range of shopping facilities and mainline railway station to London Liverpool Street.

#### Agents Notes:

Tenure - Freehold

Council tax - Band E

Services – Mains electric/mains drainage/Mains water

Heating - Radiators via Oil boiler

Mobile - EE, Three & O2 are likely

Broadband - Full fibre installed.

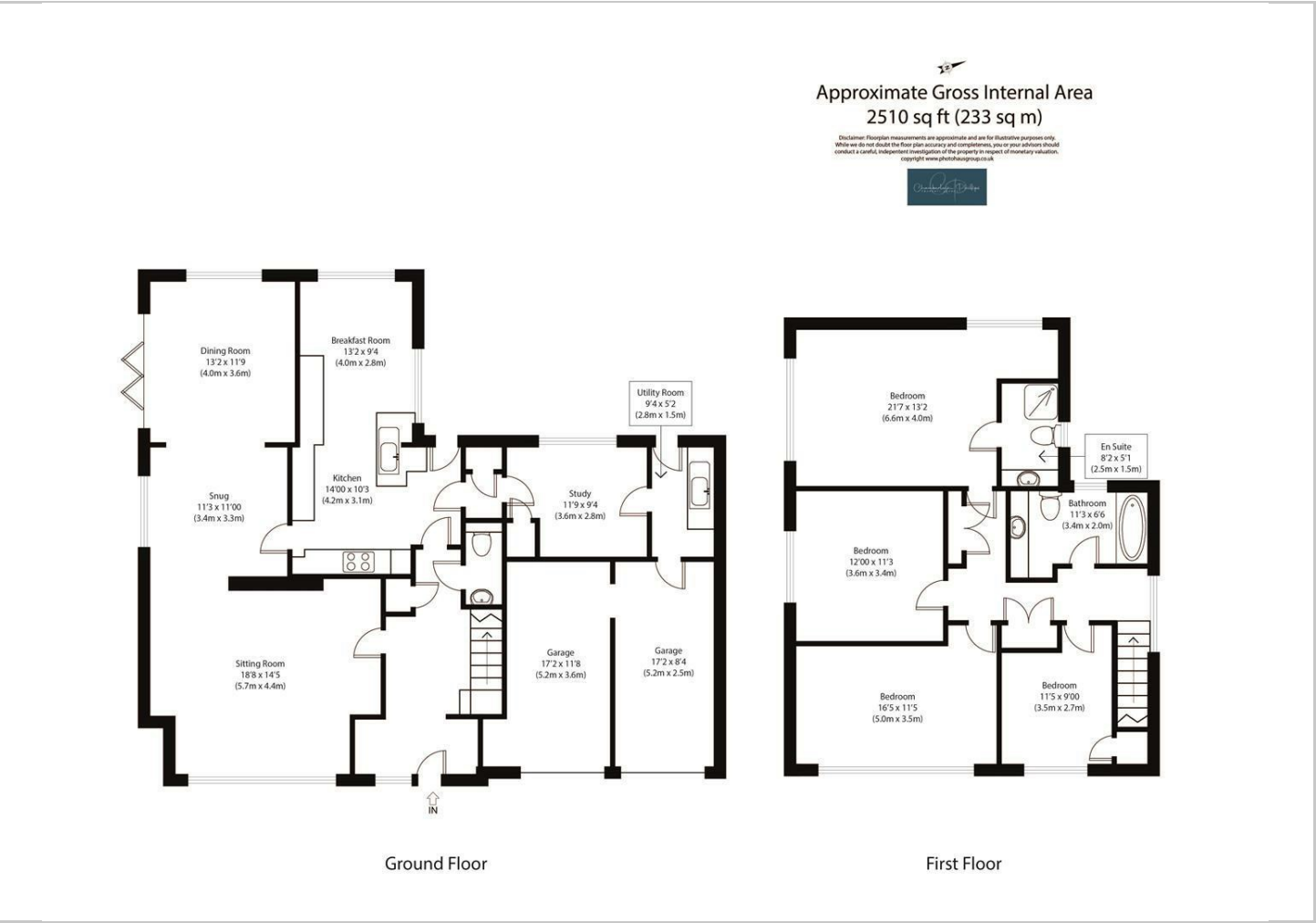








Floor Plans



Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

