



The Hollies, Lawford Green
£725,000

The Hollies, Lawford Green

Chamberlain Phillips are delighted to present this outstanding four-bedroom detached home, ideally located in the highly sought-after Lawford Green development. Nestled on the exclusive 'The Hollies'—one of the most desirable streets within Lawford Green—this remarkable property was built just three years ago by the renowned Rose Builders. Boasting the elegant and timeless appeal of the popular Berkeley design, it offers the perfect fusion of contemporary living and classic charm.

As you step inside, a welcoming hallway ushers you into the formal dining room (currently used as an office), featuring a beautiful bay window that fills the space with natural light, setting an elegant tone for entertaining. The spacious living room, featuring a charming log burner set within an additional bay window, provides the ideal setting for cosy family nights in.

The kitchen dining room is the true focal point of the home, with a striking feature island and integrated appliances. Bi-folding doors open up to reveal the beautifully landscaped rear garden, perfect for indoor-outdoor living. A practical utility room adds extra convenience for modern family life.

Upstairs, four generously sized bedrooms await, including a luxurious principal bedroom with a dressing area and a stylish en-suite shower room. The second bedroom also enjoys the benefit of its own en-suite, offering added privacy. A beautifully appointed family bathroom serves the remaining rooms.

Externally, the private rear garden offers a serene retreat, complete with a delightful rear decked area with an indoor-outdoor eating area. The detached double garage and expansive driveway provide ample parking for multiple vehicles, ensuring convenience and functionality.





- FOUR BEDROOM DETACHED HOME
- SITUATED WITHIN "THE HOLLIES" ON LAWFORD GREEN
- STUNNING KITCHEN DINING ROOM
- TWO EN-SUITE SHOWER ROOMS
- ENCLOSED REAR GARDEN
- DOUBLE GARAGE AND AMPLE OFF-ROAD PARKING
- LIVING ROOM WITH FEATURE LOG BURNER
- EVER-REQUESTED LOCATION
- EARLY VIEWING ADVISED
- STUNNING THROUGHOUT

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.

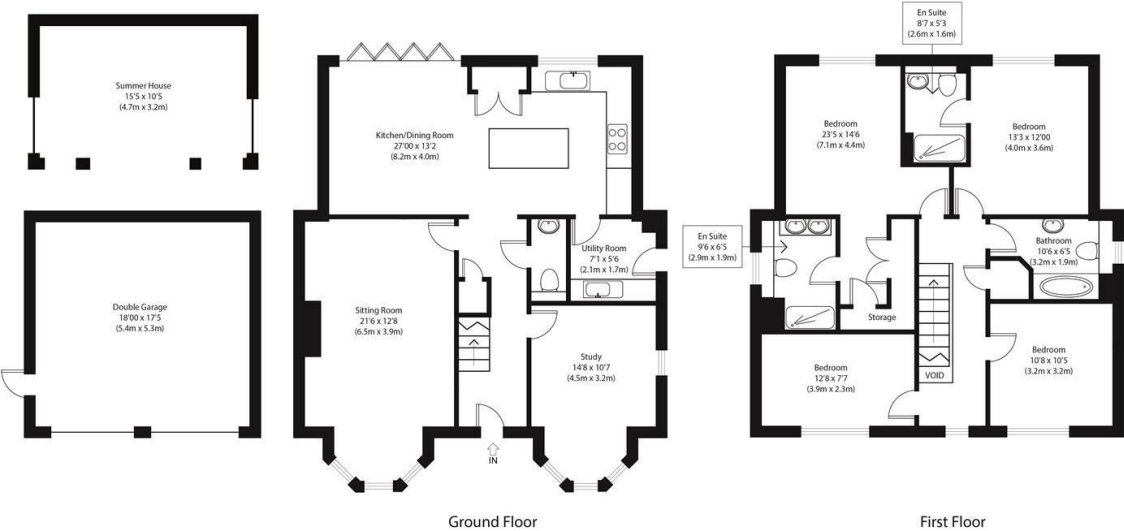
There is ready access to the A12 and the commuter can take advantage of train services to London's Liverpool Street Station from the towns mainline railway station which is an approximate 15 minute walk from the house.

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



Approximate Gross Internal Area
Main House 1850 sq ft (172 sq m)
Outbuildings 475 sq ft (44 sq m)
Total 2325 sq ft (216 sq m)

Disclaimer: These figures are approximate and are for illustrative purposes only. While we do our utmost to ensure their accuracy, we cannot guarantee their accuracy. A professional survey should be conducted for a detailed and accurate measurement of the property.

Viewing

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

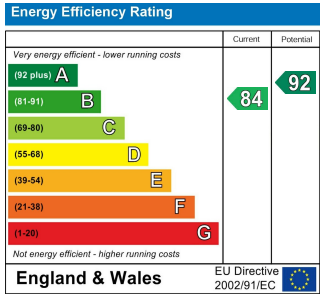
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Area Map



Energy Efficiency Graph



Council Tax Band - F

Tenure - Freehold