



Flatford Lane, East Bergholt

Windy Ridge, Flatford Lane, East Bergholt, CO7 6UN

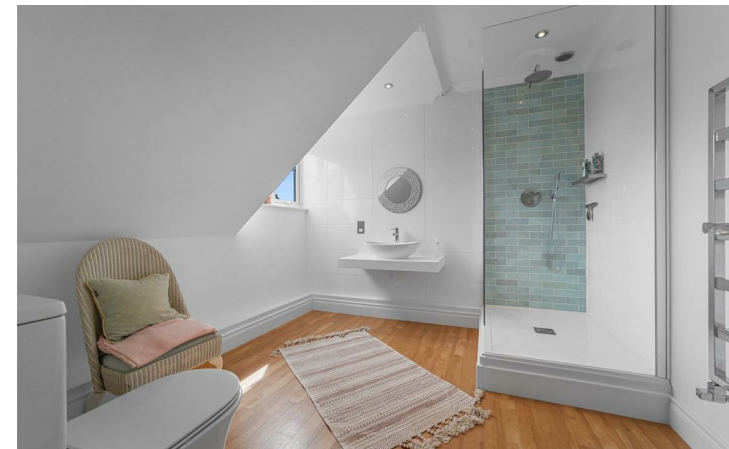
Nestled in the heart of the Dedham Vale National Landscape, this remarkable detached residence presents an idyllic retreat for families or as a luxurious holiday home. Constructed in 2002, the property has been meticulously designed to capture the essence of its enchanting rural surroundings, boasting unspoilt, panoramic views of the rolling countryside.

The house itself extends generous proportions, offering a versatile layout that includes five well-appointed bedrooms, three of which benefit from sleek, modern en-suite facilities. The majestic belvedere, leading out onto a balcony, provides a serene vantage point to admire the scenic beauty of the surrounding farmland.

The heart of the home is the spacious kitchen dining room, complete with a bespoke kitchen and central island, perfect for casual family meals or entertaining guests. Adjacent to this is a cosy sitting room, providing a peaceful space to unwind. The study and family room offer additional flexibility, catering to the needs of those working from home or seeking separate areas for relaxation and play.

Utility essentials are well catered for with a practical utility room and cloakroom, enhancing the home's functionality. Outside, the property is enveloped by secluded, private gardens that span approximately half an acre. Meticulously landscaped, the gardens feature an array of hedges, trees, and vibrant flower beds. A partially sunken patio provides an ideal setting for alfresco dining, while the double garage and extensive driveway ensure ample parking for residents and guests alike.

This is a property that combines the tranquillity of rural living with the convenience of modern luxury, a perfect haven for those who appreciate the finer things in life.



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- SET IN A PLOT OF 1/2 ACRE WITHIN THE NATIONAL LANDSCAPE (AONB)
 - FAR REACHING VIEW OVER THE DEDHAM VALE NATIONAL LANDSCAPE (AONB)
 - SHORT WALK TO FLATFORD MILL AND THE RIVER STOUR
 - SHORT WALK TO THE VILLAGE CENTRE AND AMENITIES
 - FIVE DOUBLE BEDROOMS WITH THREE EN-SUITE
 - BELVEDERE LEADING TO BALCONY
 - VIEWING ESSENTIAL TO FULLY APPRICIATE THE LOCATION AND VIEWS







LOCATION

East Bergholt is 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 general store, post office, bakery, chemist, church, schools, tennis club with floodlit courts and several public houses.

East Bergholt is situated in the undulating countryside of the Stour Valley with easy access to the A12 trunk road providing main routes to the A14, The Midlands, London and the major motorway networks. The centres of Ipswich and Colchester are also easily accessible with their more comprehensive shopping and educational facilities and the commuter can take advantage of mainline train services to London's Liverpool Street Station from both Manningtree and Colchester.

There are excellent recreational facilities in the area including sailing on the Orwell, Deben, Colne and Stour, golf courses at Stoke by Nayland, Colchester and Woodbridge.

Agents Notes:

Tenure - Freehold

Council tax - Band G

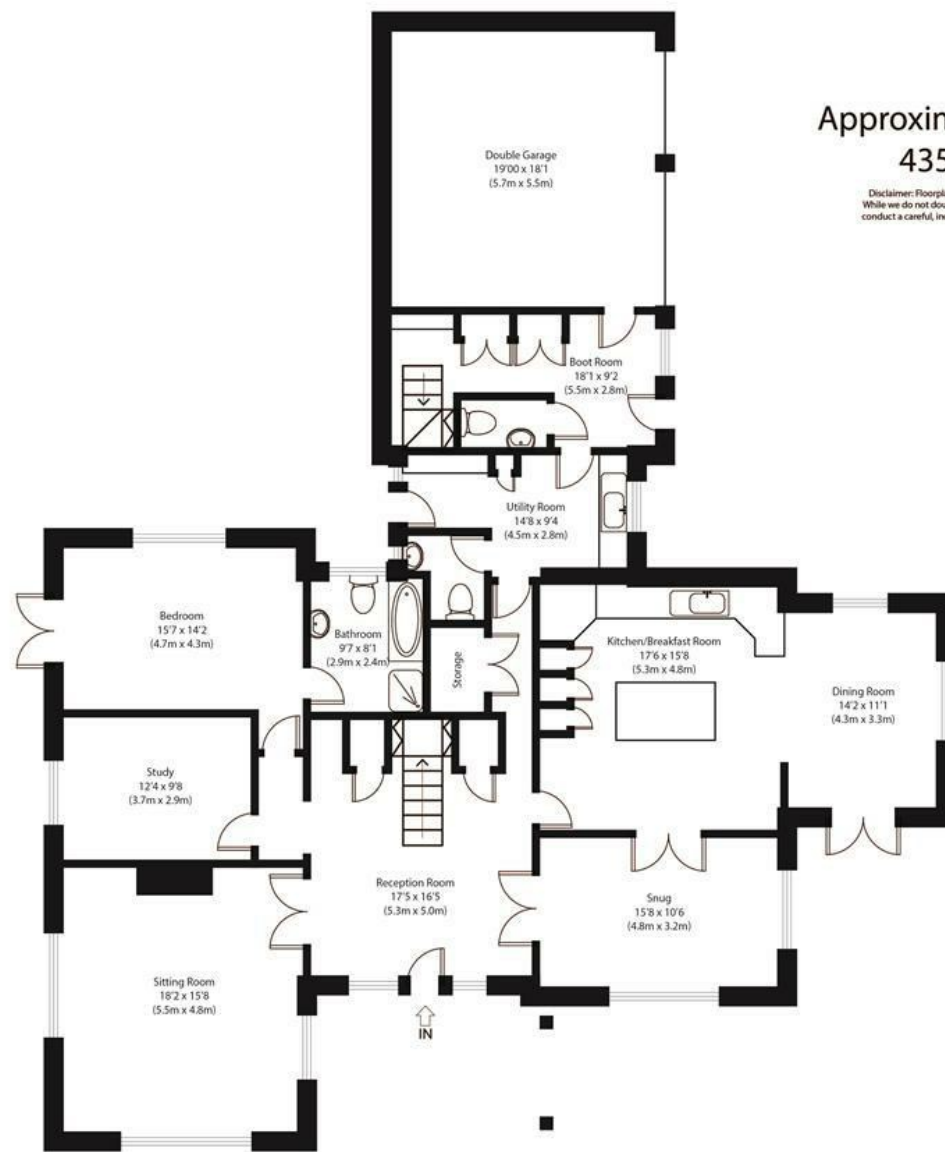
Services – Mains electric/private drainage/Mains water

Heating - Radiators via Oil boiler

Mobile - EE, Three & O2 are likely

Broadband - Superfast is available

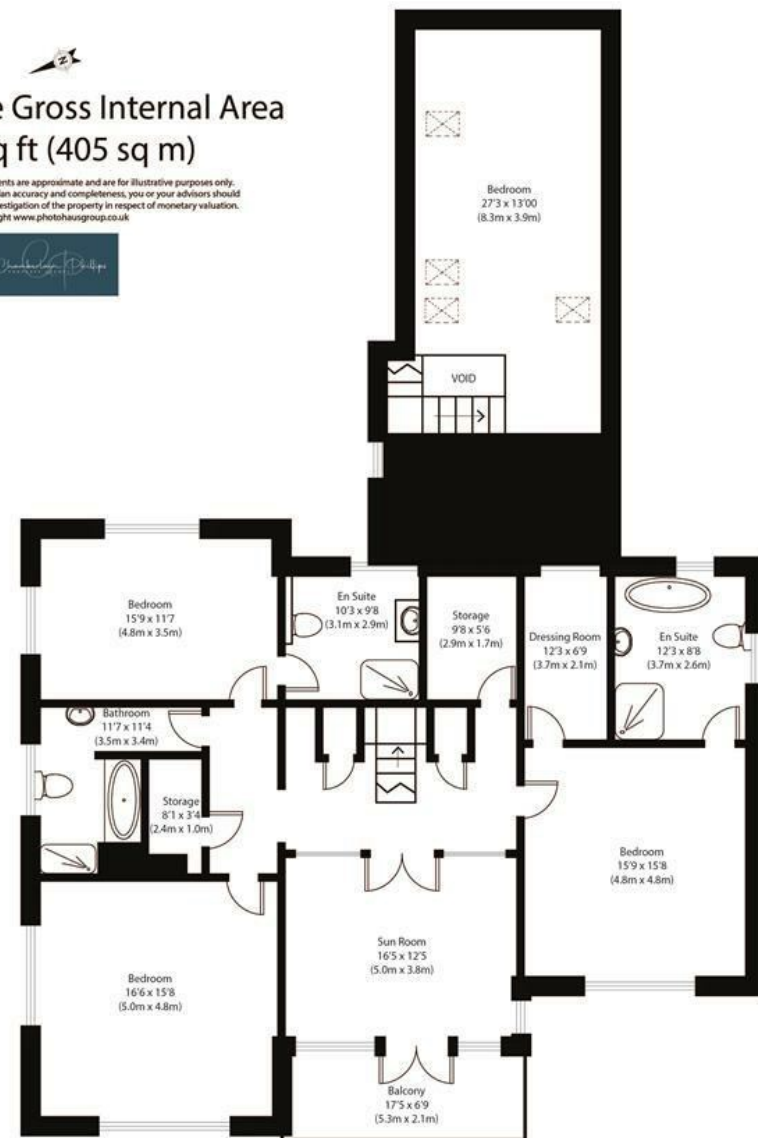




Ground Floor

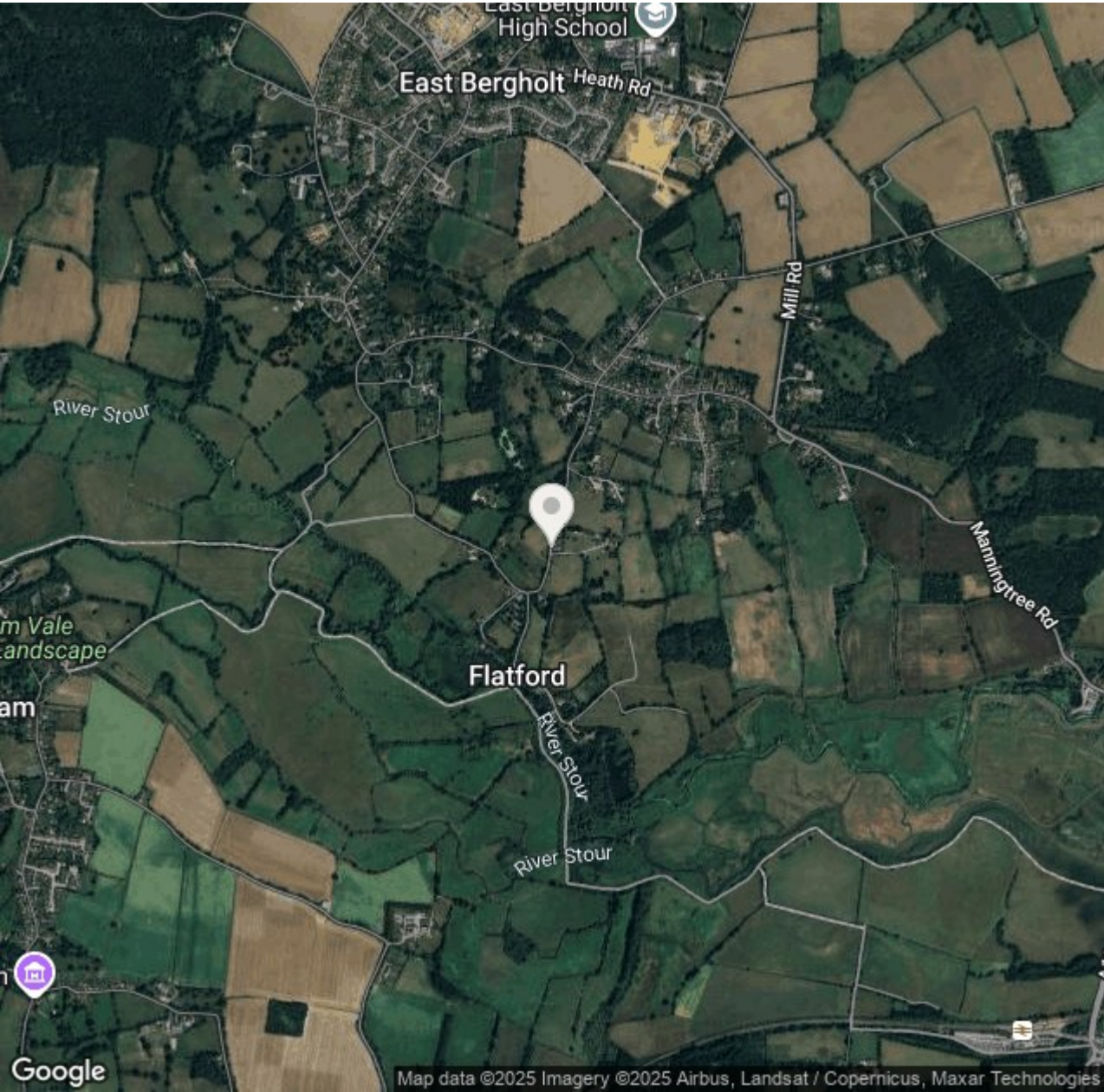
Approximate Gross Internal Area 4355 sq ft (405 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



First Floor

Location Map



Viewing

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

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Energy Performance Graph

