





# Flatford Lane, East Bergholt

Nestled in the heart of the idyllic East Bergholt, this exquisite five-bedroom house presents a unique opportunity for families seeking a life of luxury and tranquility. This heavily extended executive home is set on a majestic plot, approaching 1.6 acres (STS) of private, landscaped gardens, and is perfectly positioned to offer unoverlooked serenity.

Upon entry, you are greeted with a stunning entrance hallway, boasting a feature split staircase and an impressive double-height ceiling, creating an atmosphere of grandeur and elegance. To the front, a generously-sized study provides the ideal space for a home office, whilst the formal dining room beckons for intimate dinner parties and family gatherings.

The living room, with its charming log burner and sliding doors that lead out to a beautifully maintained rear garden, offers views of the protected Dedham Vale landscape. The kitchen doesn't fail to impress with its bespoke hand-built design, featuring granite worktops, a central island, and again, seamless access to the garden for alfresco dining.

Upstairs, the split staircase leads to two separate landings on the right and left channels of the home. To the right, a sumptuous master suite with a Juliet balcony and a luxurious en-suite. An additional bedroom on this side of the home enjoys a private en-suite. The other staircase reveals three further double bedrooms and a stunning family bathroom.

Outside, the heated swimming pool awaits for family fun year-round, complemented by a sliding cover for safety and convenience. For the green-fingered, there is an ample vegetable patch to indulge in.

The approach to the house is just as impressive, with a large driveway accessed via a private drive and gated entrance, offering substantial off-road parking suitable for boats or motorhomes, and complemented by a double garage.





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- A large, bright entrance hall with a wooden staircase, a striped armchair, a bookshelf, and a chandelier. The hall features a wooden floor, a large chandelier, and a wooden staircase with a glass balustrade. A striped armchair sits next to a large wooden bookshelf filled with books. A potted plant is placed near the stairs. A doorway on the left leads to another room with a green armchair.
- FIVE BEDROOM DETACHED FAMILY HOME
  - IMPRESSIVE ENTRANCE HALLWAY
  - GROUNDS APPROACHING 1.6 ACRES (STS)
  - STUNNING KITCHEN DINING ROOM
  - HEATED SWIMMING POOL
  - TWO EN-SUITE SHOWER ROOMS
  - DOUBLE GARAGE AND EXTENSIVE PARKING
  - VIEWS OVERLOOKING DEDHAM VALE
  - THREE RECEPTION ROOMS
  - GATED DRIVEWAY













# 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 and several public houses.

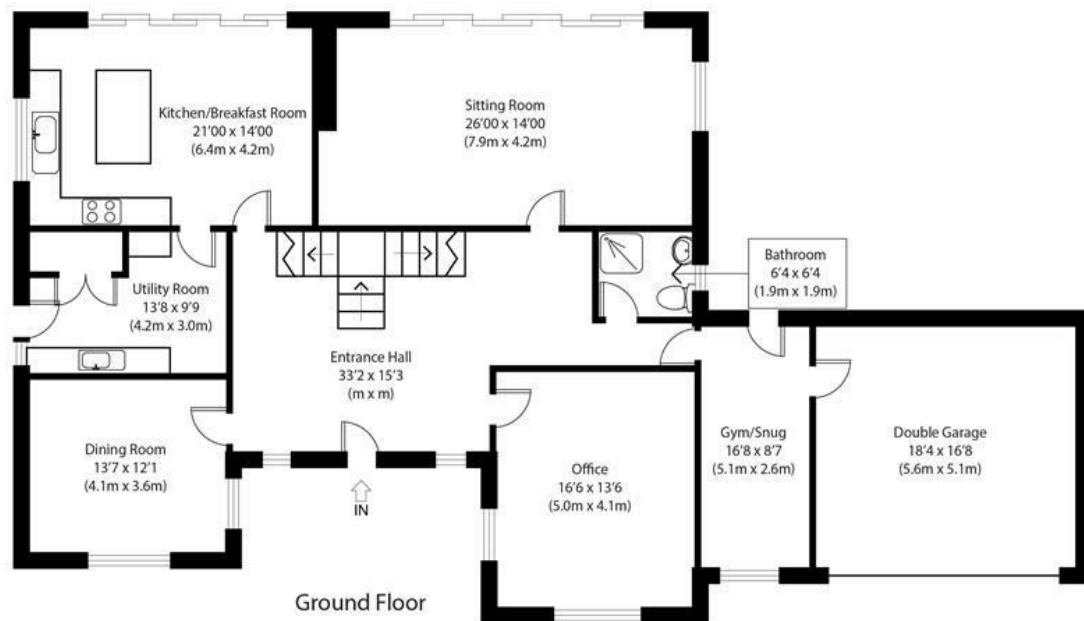
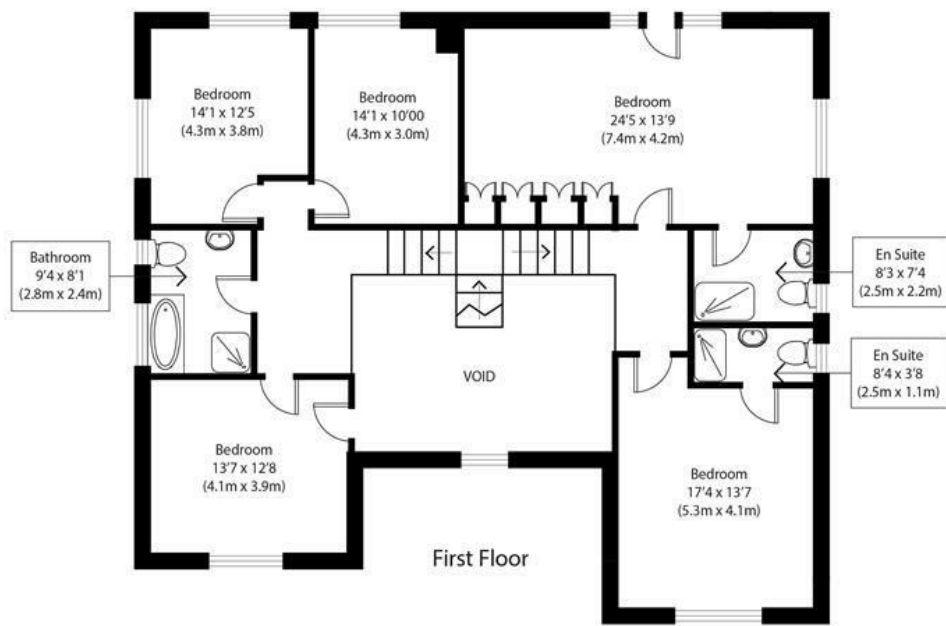
East Bergholt is situated in the undulating countryside of the Stour Valley with easy access to the A12 trunk road providing main routes to the A14, The Midlands, London and the major motorway networks. The centres of Ipswich and Colchester are also easily accessible with their more comprehensive shopping 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 E  
 Services Connected - Mains Electric, Water & Drainage/LPG Gas  
 Heating – Via Gas Boiler  
 Telephone – EE & o2 are limited / Three & Vodafone are Unavailable  
 Broadband - Ultrafast broadband is available







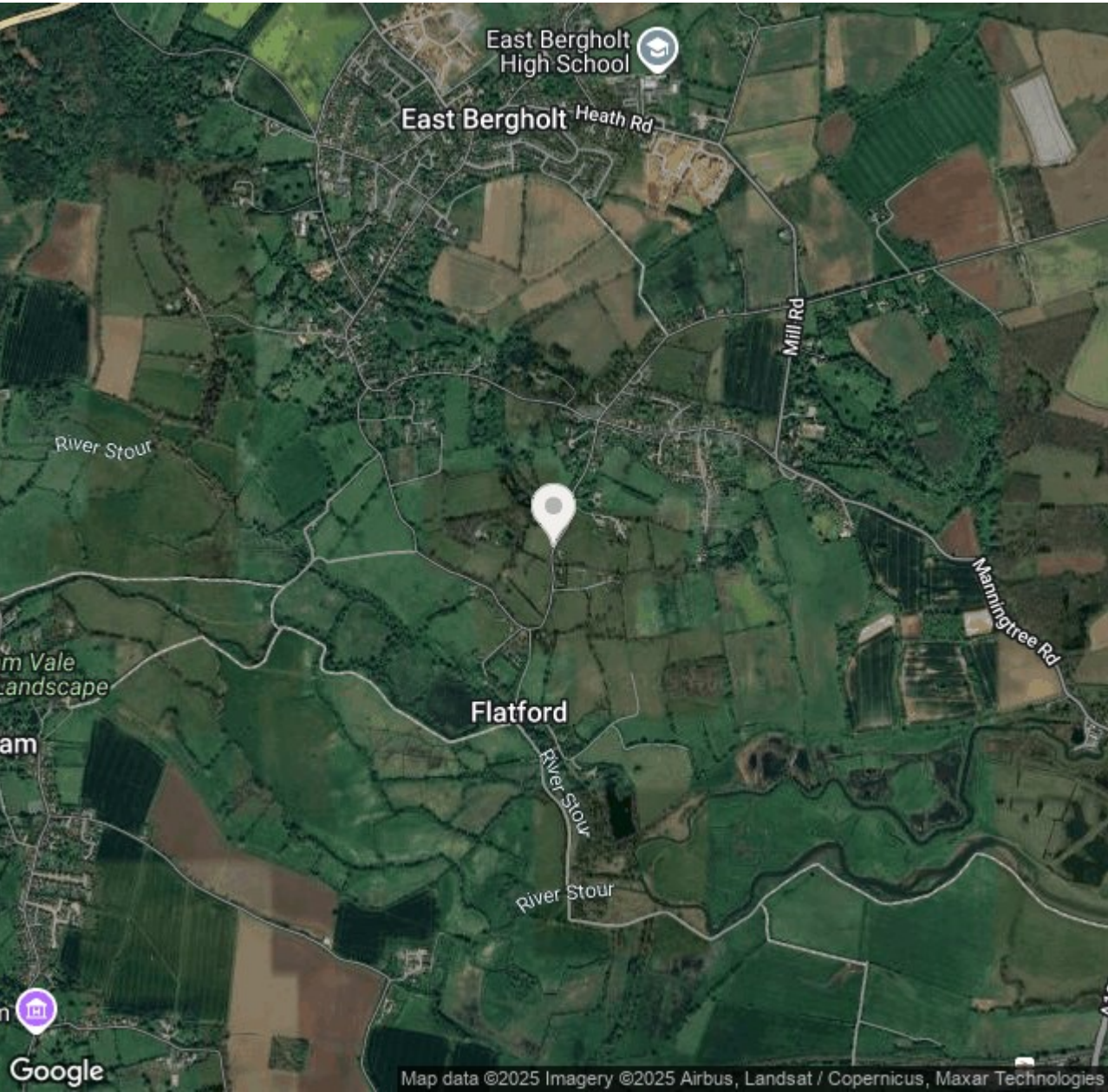
Approximate Gross Internal Area  
 Main House 3855 sq ft (358 sq m)  
 Outbuilding 65 sq ft (6 sq m)  
**Total 3920 sq ft (364 sq m)**

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





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

