

Poppy Field, Brantham  
£675,000

## Brantham

*Nestled in the heart of a quaint village, an exceptional detached, energy-efficient modern family home with stunning field views and space to grow.*

*Built in 2018 as part of an exclusive 14 home development, this spacious five bedroom detached home combines contemporary design with countryside charm. Set on a private block paved road, it enjoys open west facing views across farmland, offering privacy, beautiful views and sunsets. There's also a nature reserve just across the way.*

*The heart of the home is the expansive kitchen/dining/family room, featuring an island with granite worktops, full range of integrated Neff appliances, and bi-fold doors opening directly onto a large patio and garden.*

*A separate lounge with a wood-burning stove creates a cosy retreat, while a further reception room provides the flexibility for a playroom, snug, or study.*

*Upstairs, five double bedrooms offer space for all the family. The principal suite includes an en-suite and wall-to-wall fitted wardrobes, with further built-in storage in bedroom two. A modern family bathroom with bath and separate shower, plus a downstairs WC, complete the layout.*

*The property boasts cozy underfloor heating across the ground floor, EPC B efficiency, and full fibre broadband, ideal for today's family and hybrid-working lifestyle. A spacious utility room with integrated storage, an attached garage, and driveway parking provides day to day practicality.*

*Outside, the west facing garden is designed for entertaining, with a large patio, lawn and an large insulated summer house with French doors and double glazing, perfect as a home office, studio or guest space.*

*Brantham offers an excellent community, with highly regarded schools, easy access to London via Manningtree mainline station, and countryside walks on the doorstep. With the River Stour and Dedham Vale AONB close by, this home delivers the best of modern living in a semi-rural setting.*





- EXCEPTIONAL DETACHED FAMILY HOME
- SMALL EXCLUSIVE DEVELOPMENT OF 14 HOMES BACKING ONTO FARMLAND
- FIVE DOUBLE BEDROOMS
- OPPOSITE PATTLES FEN NATURE RESERVE
- SHORT WALK TO SUPERB PRE AND PRIMARY SCHOOLS
- EAST BERGHOLT CATCHMENT
- UNDER FLOOR HEATING TO GROUND FLOOR
- SPACIOUS RECEPTION AREAS
- GARAGE & DRIVEWAY
- VIEWING ESSENTIAL



Important Information:  
 Tenure - Freehold  
 Council Tax Band - F  
 Services - Mains Electric, Mains Gas, Mains Water & Drainage  
 Heating - Underfloor/radiators via Gas boiler  
 Mobile Coverage Indoor: All networks are good except Three which offers average coverage  
 Broadband: Ultrafast broadband is available at this address  
 Development Fee: An annual development management fee currently £200 is payable

Floor Plan



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

