



Cedar Close, Brantham  
£400,000

## Property Overview

*Set in a peaceful no-through road close to open farmland, this generously proportioned four-bedroom detached home offers the perfect blend of space, comfort, and convenience. Located within close proximity to a well regarded primary school and scenic riverside walks, it presents an ideal opportunity for families seeking a well connected yet tranquil village lifestyle.*

*The well balanced accommodation includes a welcoming sitting room, formal dining room, and a bright conservatory overlooking the garden. A separate study and versatile playroom provide excellent work from home or recreational spaces, while the kitchen and ground floor cloakroom offer practicality for everyday living.*

*Upstairs, four comfortable bedrooms are complemented by a well appointed family bathroom, with ample scope for personalised touches.*

*Externally, the property benefits from an integral garage, a driveway providing parking for several vehicles, and a charming split-level garden, perfect for families or those who enjoy outdoor entertaining.*

*With its quiet setting, spacious layout, and close knit village feel, this is a superb home in a desirable location.*





### Property Setting:

Nestled on the edge of the picturesque Stour Estuary, Brantham is a charming and well-connected Suffolk village that perfectly balances rural tranquillity with modern convenience. Surrounded by rolling countryside and estuary views, the village offers a relaxed, semi-rural lifestyle with easy access to nearby towns and transport links.

Highly regarded for its sense of community, Brantham features a range of local amenities including a primary school, village hall, pub, local shop, and sports facilities, ideal for families, retirees, and professionals alike. Nature lovers and walkers are well served by numerous scenic footpaths, including riverside routes and nearby Dedham Vale National Landscape a designated Area of Outstanding Natural Beauty.

For commuters, the neighbouring town of Manningtree (just 5 minutes by car) provides a mainline rail service to London Liverpool Street in under an hour. The A137 also links Brantham to Ipswich, Colchester, and the wider road network with ease.

Combining idyllic countryside living with strong connectivity and a welcoming community spirit, Brantham continues to be one of the most desirable villages in the Suffolk-Essex border region.

### Important Information:

Tenure - Freehold

Council Tax Band - D

Services - Mains Electric, Mains Gas, Mains Water & Drainage

Heating - Radiators via Gas boiler

Mobile Coverage Indoor: All networks are average

Broadband: Ultrafast broadband is available



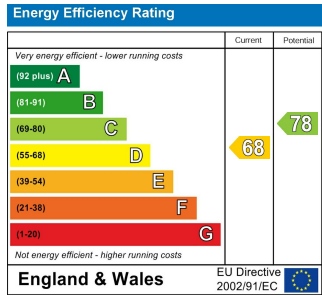
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

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