



Temple Pattle, Brantham
Guide Price £425,000

Temple Pattle

This spacious four-bedroom detached home offers the ideal setting for a growing family seeking the peace of village life while enjoying modern comfort and excellent local amenities.

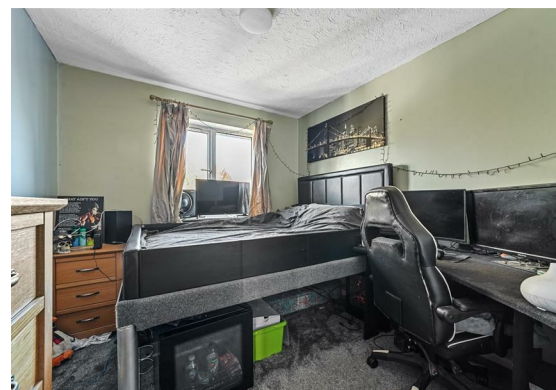
At the heart of the home is the kitchen and dining area — an ideal space for family meals and entertaining. To the front of the property, the bay-fronted sitting room provides a comfortable spot to relax in the evenings. The former garage has been thoughtfully converted to create a versatile room that can serve as a second reception area or a convenient ground-floor bedroom.

A ground-floor cloakroom and a separate utility area add further practicality for everyday living.

Upstairs, the bright en-suite principal bedroom offers a welcoming retreat for parents, while three additional bedrooms provide plenty of room for the whole family. The family bathroom finishes the first floor layout.

Outside, the property benefits from a driveway with off-road parking. The home is just a short walk from the picturesque River Stour, local pre- and primary schools, and the village leisure centre. Commuters will appreciate the easy access to Manningtree Railway Station.





- FOUR/FIVE BEDROOM DETACHED FAMILY HOME
- ENCLOSED REAR GARDEN
- GARAGE CONVERSION - ALLOWING FOR A DOWNSTAIRS BEDROOM OR SECOND RECEPTION ROOM
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- SOUGHT AFTER LOCATION
- DRIVEWAY PARKING
- GUIDE PRICE £425,000 - £450,000
- VIEWING ADVISED

LOCATION:

Brantham is a large well-served village in the Stour Valley with the river Stour forming one of its boundaries and it is surrounded by picturesque countryside. Manningtree, reputedly the smallest market town in England, lies across the River Stour and its railway provides fast links to London, Norwich, the ports of Harwich and Felixstowe, and the beautiful beaches of the Sunshine Coast.

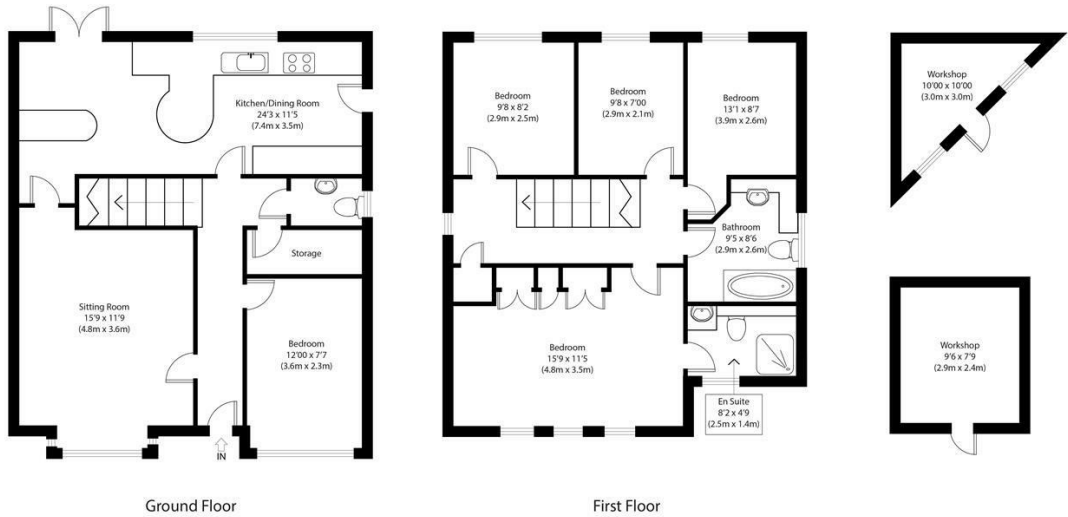
Brantham is lucky that it has many amenities including, churches, pubs, a local food store that also has a Co-op, a cafe, a Chinese restaurant, a vet, three play areas, two preschools and a primary school.

Agents notes:

Tenure - Freehold
 Council Tax - Band D
 Services - Mains
 Gas/Electric/Water/Drainage
 Heating - Gas fired radiators
 Mobile Availability - EE - 86% / o2 - 77% / Vodafone - 72% / Three - 59%
 Broadband Availability - Ultrafast is available



Floor Plan



Approximate Gross Internal Area
Main House 1345 sq ft (125 sq m)
Outbuildings 125 sq ft (12 sq m)
Total 1470 sq ft (137 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 adviser should conduct a careful, independent investigation of the property in respect of monetary valuation.
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Viewing

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

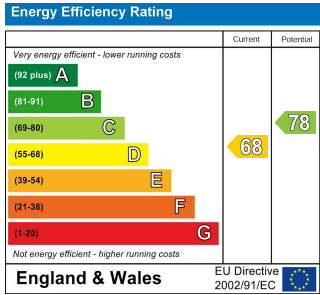
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Area Map



Energy Efficiency Graph



Council Tax Band - D

Tenure - Freehold