



Branham Hill, Branham
£575,000

The Hawthorns, Brantham

Nestled within the serene environs of a desirable Suffolk village, this exquisite detached residence presents an exceptional opportunity for families seeking a harmonious blend of modern comfort and countryside charm. Built with an acute attention to detail in 2015, this home has been thoughtfully extended and enhanced to meet the aspirations of contemporary living.

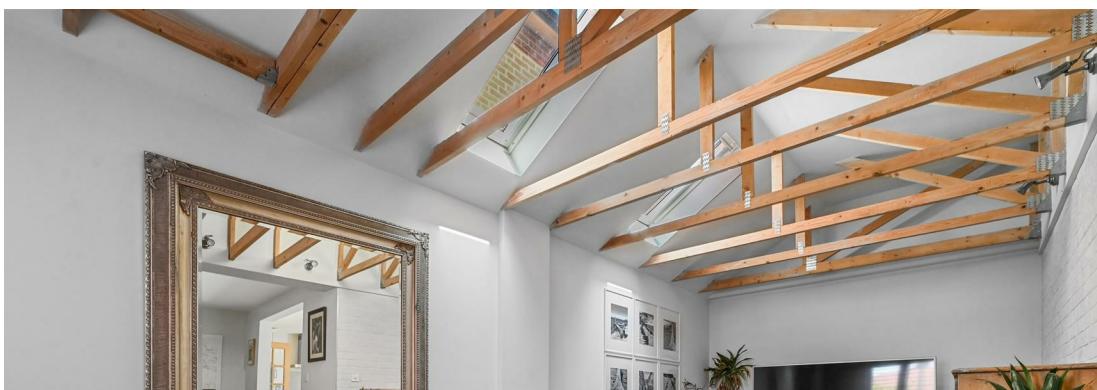
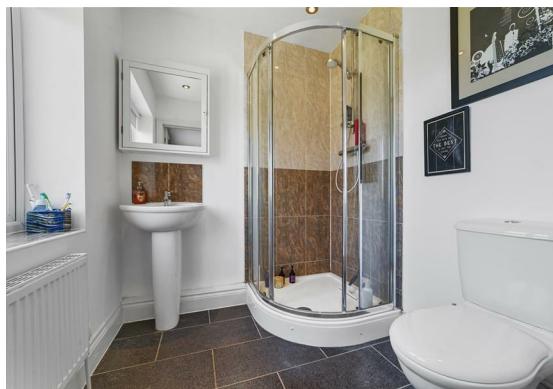
Upon entering, the spacious entrance porch leads you into a home abundant in natural light and warmth. The ground floor boasts a well-appointed cloakroom and a utility room, designed to complement a bustling family lifestyle. Seamlessly flowing into the family room, the dining room provides a convivial space for hosting dinner parties or enjoying relaxed family meals. At the heart of this home is the kitchen/breakfast room, complete with a central island that houses a sink unit, with additional integrated oven and grill, hob, dishwasher, and fridge/freezer - a true testament to modern design and convenience.

Upstairs, the property offers four sumptuous bedrooms, with the spacious principal bedroom featuring its own en-suite, ensuring privacy and comfort. The family bathroom serves the remaining bedrooms, offering a tranquil retreat to unwind.

Outside, the home is just as impressive with a generous rear garden extending over 75ft, perfect for children's play and outdoor entertainment. The front driveway provides ample off-road parking, while additional rear vehicle access leads to a separate gated driveway, ensuring convenience and security.

Eco-conscious families will appreciate the solar panels, contributing to reduced energy bills and environmental stewardship as well as OHME EV chatger. With close proximity to reputable local schooling, the picturesque river front, Manningtree mainline station, and major roadways such as the A12 and A14, this property is perfectly positioned for family life, combining ease of access with the tranquillity of village living.





- SPACIOUS DETACHED FAMILY HOME
- GARDEN IN EXCESS OF 75FT
- TWO DRIVEWAYS PROVIDING PLENTY OF OFF ROAD PARKING
- FOUR BEDROOMS WITH EN-SUITE TO THE PRINCIPAL
- EXCELLENT ACCESS TO LOCAL SCHOOLS, SHOPS, WATER FRONT AND MAINLINE STATION
- THREE RECEPTION SPACES
- REQUESTED VILLAGE LOCATION
- EV CHARGER

LOCATION:

Brantham is a lively and welcoming village set in the heart of the picturesque Stour Valley, home to a close-knit community of over 2,300 residents. Surrounded by beautiful countryside, it sits alongside the River Stour and is near idyllic villages such as Stutton, Tattingstone, East Bergholt, and Flatford, an area famously known as Constable Country, having inspired the iconic landscapes of artist John Constable.

The village offers a good range of local amenities, including churches, traditional pubs, a Co-op food store, café, veterinary clinic, three children's play areas, and both a preschool and primary school, making it an attractive place for families and those seeking a peaceful rural lifestyle.

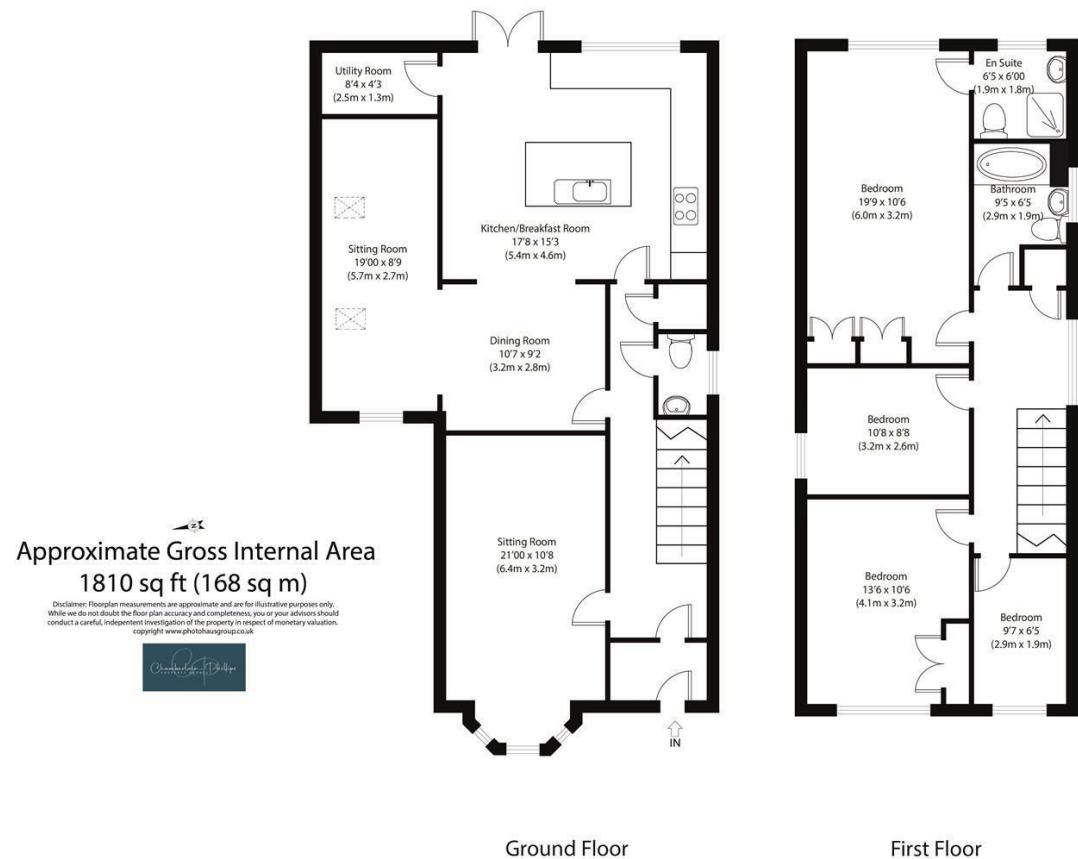
Brantham enjoys a prime location between Ipswich, the county town of Suffolk, and the historic city of Colchester in Essex. Both are easily accessible by road or public transport, offering a wide choice of shops, dining, and entertainment options.

Just across the River Stour is Manningtree, renowned as England's smallest market town, where a mainline railway station provides direct connections to London, Norwich, Harwich, Felixstowe, and the stunning beaches along the Sunshine Coast.

Agents Notes:

Tenure - Freehold
Council tax - Band D
Services - Mains electric/mains drainage/mains water/mains gas
Heating - Gas boiler via radiators
Mobile - O2 likely, EE, Three & Vodaphone is limited.
Broadband - Standard/Superfast & Ultra fast available.

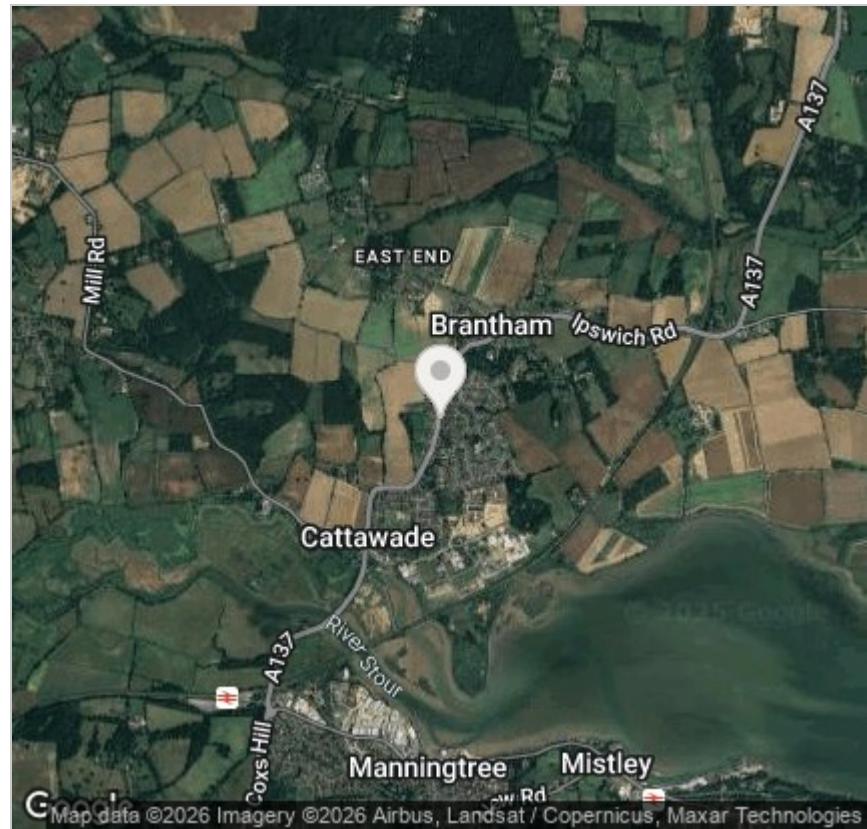
Floor Plan



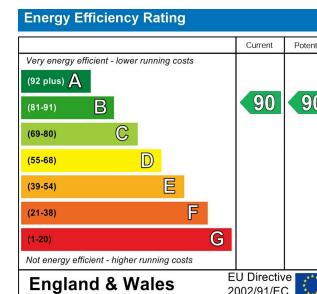
Viewing

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.

Area Map



Energy Efficiency Graph



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