



Blenheim Walk, Manningtree  
£850,000

## Manningtree

Occupying a generous quarter-acre plot within an ever-requested development close to the mainline station, this substantial detached home is one of only two "Conrad" designed properties, offering a truly unique opportunity.

Beautifully positioned with front-facing views across the Dedham Vale and Lawford Church, the home offers generous and well-planned living space, making it ideal for family life.

The ground floor is centred around a superb kitchen/dining/family room with part vaulted ceiling, complemented by a practical utility room, formal dining room, and a welcoming sitting room complete with multi-fuel burner. Underfloor heating provides modern comfort throughout the ground floor, while fibre to the property ensures reliable high-speed connectivity.

Upstairs, there are five bedrooms, including two en-suites, providing excellent flexibility for growing families or visiting guests.

Externally, the property continues to impress, occupying one of the largest plots within the development. A detached double garage and double-width driveway provide ample parking for numerous vehicles.

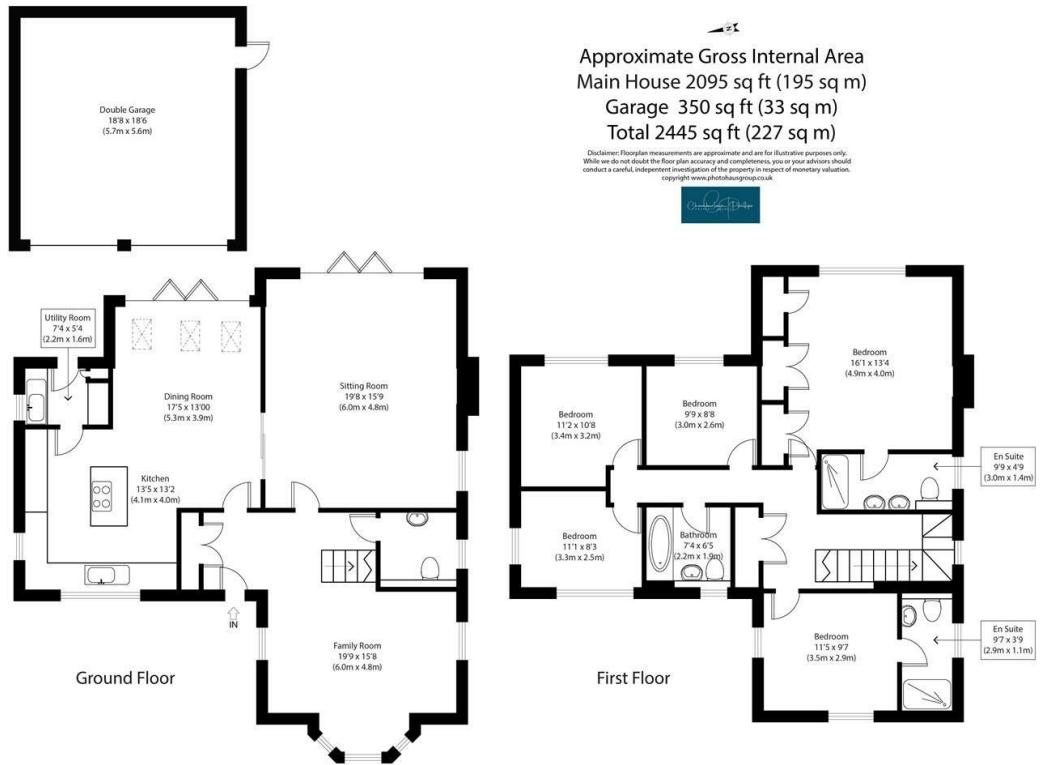
Perfectly located for both countryside enjoyment and commuter convenience, with a mainline station nearby, this unique home also offers easy access to well-regarded primary and secondary schools, as well as Manningtree town centre and its vibrant waterfront, making it a rare opportunity in a highly desirable setting.



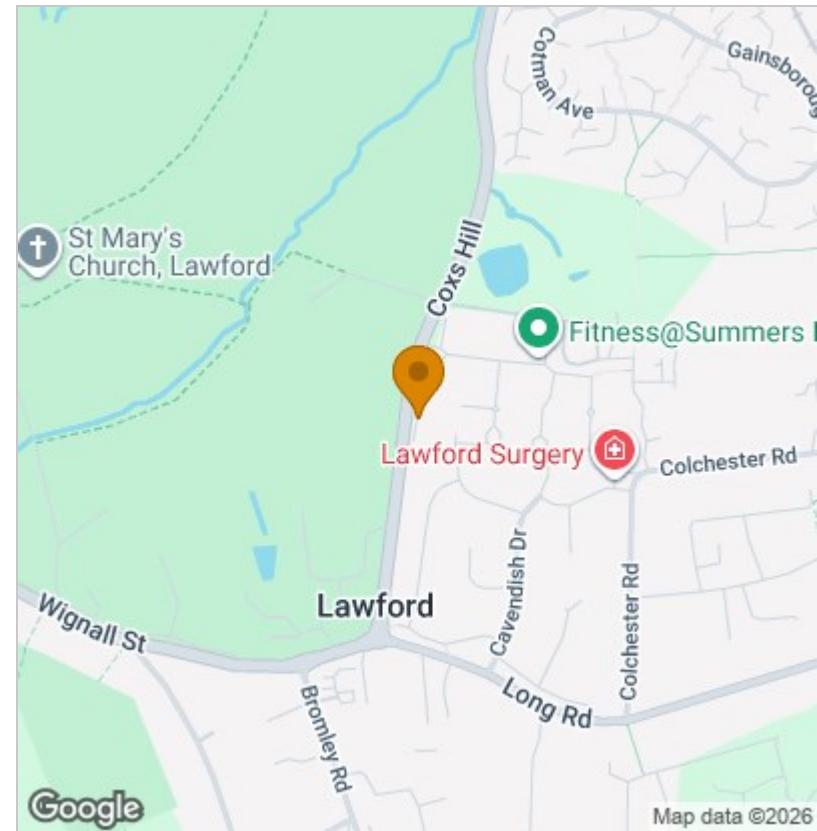


- SUBSTANTIAL DETACHED HOME
- 1/4 ACRE PLOT
- UNIQUE CONRAD DESIGN, ONE OF ONLY TWO BUILT
- FIVE BEDROOMS, TWO EN-SUITES
- FRONT FACING VIEWS ACROSS THE DEDHAM VALE AND LAWFORD CHURCH
- KITCHEN/DINING/FAMILY ROOM WITH PART VAULTED CEILING
- UNDERFLOOR HEATING TO GROUND FLOOR
- SITTING ROOM WITH MULTI FUEL BURNER
- DINING ROOM & UTILITY ROOM
- DETACHED DOUBLE GARAGE AND SPACIOUS DRIVEWAY

## Floor Plan



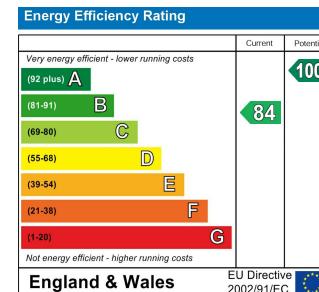
## Area Map



## 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.

## Energy Efficiency Graph



Council Tax Band - F

Tenure - Freehold

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