

oakheart

£1,150,000

Asking Price  
Mersea Road, Abberton

Manwood Barn is an extraordinary property spanning an impressive 3,648 square feet and enveloped by a 1.7 acre plot. This residence epitomises a harmonious blend of modern luxury and rural charm.

As you step into the property, the grandeur of the vaulted ceilings immediately captures your attention, creating an expansive and airy atmosphere. Oversized windows strategically placed throughout the house allow natural light to flood the interiors and provide breathtaking rural views that extend across the surrounding landscape.

The layout of Manwood Barn is thoughtfully designed to create a seamless flow between living spaces. The lounge, open plan to the garden room,

enhances the sense of space and connection with the outdoors. This arrangement not only amplifies the living area but also invites the picturesque views to become an integral part of everyday life.

The kitchen breakfast room, also featuring vaulted ceilings, exemplify contemporary design and functionality. This space is not just a culinary hub but a place where the beauty of the outdoors is incorporated into daily living.

Entertainment is taken to a new level with a dedicated games room, providing space for leisure and social activities. A study adds a touch of sophistication, creating a private space for work or quiet contemplation.

The ground floor hosts a bedroom with vaulted ceilings and a well-appointed shower room, ensuring convenience and accessibility. The principal bedroom on the upper level continues the theme of vaulted ceilings and offers a luxurious retreat. A large ensuite bathroom, a dressing area, and expansive windows framing amazing views make this space a sanctuary within the home

Outside, the property is enveloped by a 1.7-acre plot, featuring the scope for development subject to planning permissions. The views from Manwood Barn stretch away down Manwood Hill, providing a captivating backdrop to this already impressive residence.

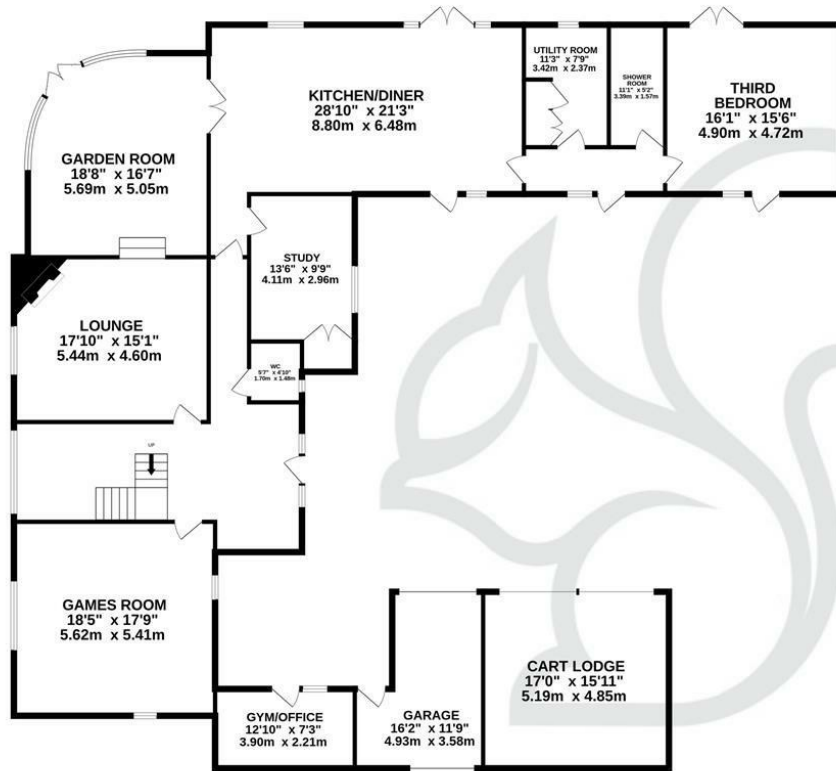




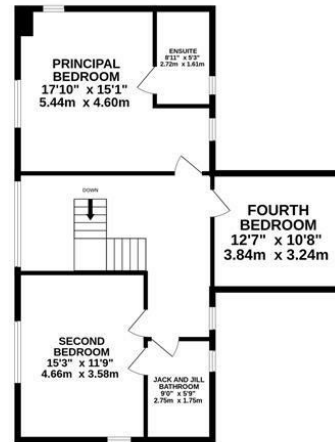




GROUND FLOOR  
2816 sq.ft. (261.6 sq.m.) approx.



1ST FLOOR  
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA : 3648 sq.ft. (338.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
G

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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