



EH

EXQUISITE
HOME



BETWEEN THE RIVER AND THE LAND

The little village of Mistley in northeast Essex sits between the Stour estuary and Mistley Heath. It has an enchanting location with many beautiful river walks and open countryside encircling it. It is just over half a mile away from Manningtree, with its station and many amenities, and has its own station on the Mayflower line, linking Harwich Town and Manningtree, making it ideal for commuters. Colchester is just over ten miles away and transport links are excellent, with the A137 linking the village to the A120 and the A12. There is history here too, with the Grade 1 listed Mistley Towers by the river, the only remaining part of a church designed by Robert Adam in 1776.

On a small private development with attractive recreational land is this stylish detached bungalow, built in 2023. Located on a private cul de sac, it is extremely quiet and peaceful. The property has access to the Essex Way, opening up many beautiful spaces, numerous dog walks, hikes and general leisure activities. There are two parking spaces, plus a driveway with space for two more cars. The frontage is attractive with a small lawn and plenty of flowering shrubs. There is also a garage with power and light.

The front door opens into the light, inviting hall with a large built in cupboard with shelves and hanging space. To the right is the principal bedroom with its sleek and contemporary en-suite shower room. It also benefits from a built in wardrobe. Next door is the smart, well designed kitchen/dining room with its pale cabinets, integrated electric oven and grill, gas hob, extractor hood, integrated dishwasher, fridge/freezer and washing machine. All the appliances are Neff. A pair of double doors lead into the dual aspect living room, flooded with natural light pouring in through the window and bifold doors out on to the garden. It is the perfect size for family activities, relaxing or entertaining. In summer, the outside comes in as the doors are opened on to the southwest facing garden. In winter, it is very warm and bright and a delightful place to sit. The double doors can be opened to create a natural flow and to connect the kitchen and living room when entertaining, or closed to delineate the space.

ACCESSIBLE BEDROOM

To the left of the entrance hallway are two double bedrooms, both with built in wardrobes. There is also a smart three piece family bathroom with a bath and shower over, decorated in a neutral palette.

PRETTY SECLUDED GARDEN

The bifold doors from the sitting room open on to the patio, sunny, private and ideal for al fresco dining or drinks outside. The owners have lavished care and attention on their garden, putting in a small circular seating area, ideal for morning coffee and planting up a weeping cherry, a silver birch, six flowering pears, several Red Robins, evergreens and a selection of flowering perennials of different colours with an eye to colour, texture and fragrance year-round. The rest of the garden is laid to lawn. The garden is bathed in sunshine well into the late afternoon and evening.

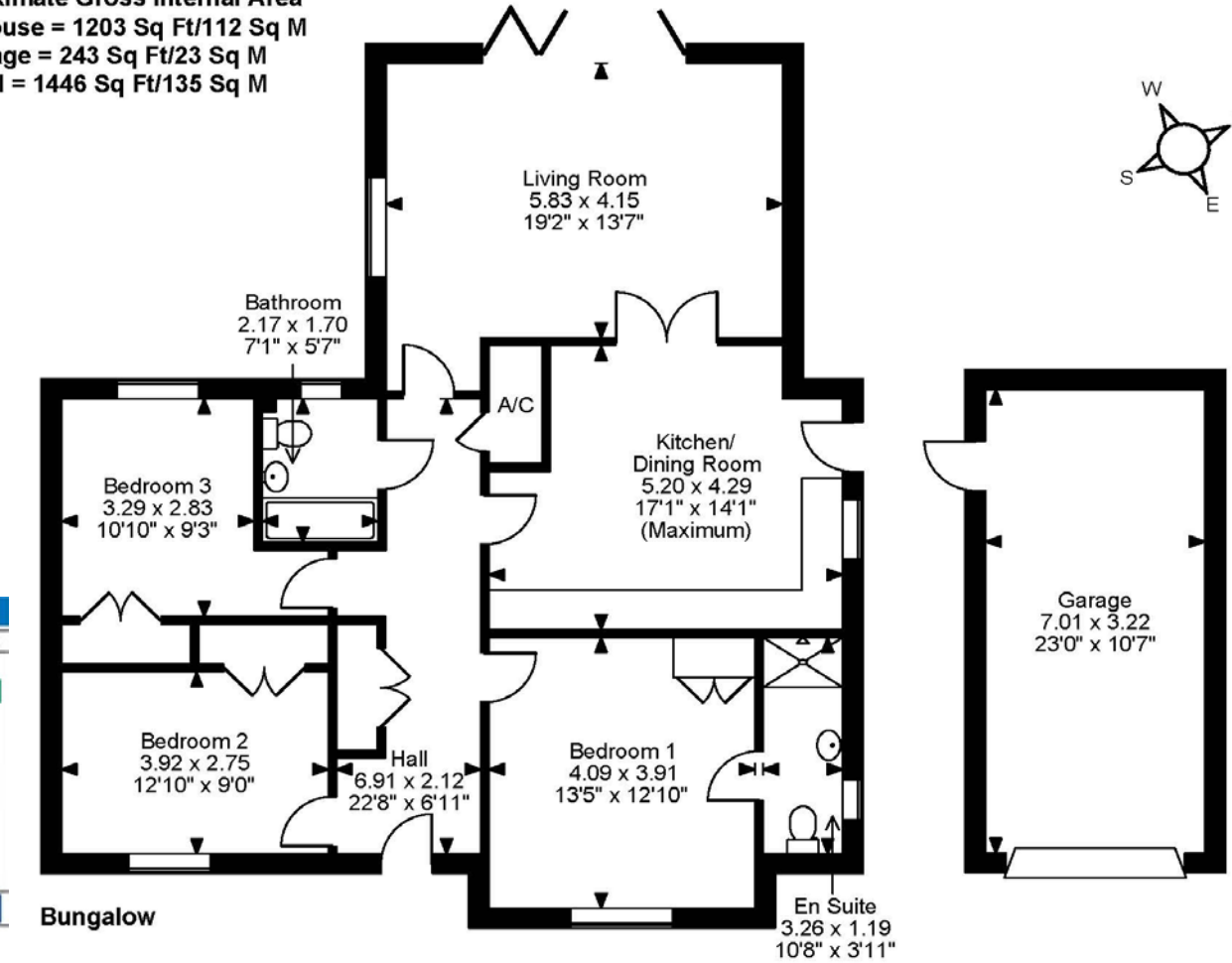
Mistley Quay and the waterfront provide delightful vistas over the Stour and opportunities for walks. There is a café, a small hotel and a village hall and nearby Bradfield has a primary school and Post Office. Manningtree offers all the amenities of a larger town, with a particularly charming high street which is within walking distance. It connects to the Mayflower Line, with regular fast trains running into London Liverpool Street. AONB Dedham Vale is close by and all the delights of the Tendring Peninsula with its leisure activities are on the doorstep. Smart, light filled, spacious and elegant, this lovely home with its pretty garden and quiet location is a delight.





Approximate Gross Internal Area
Main House = 1203 Sq Ft/112 Sq M
Garage = 243 Sq Ft/23 Sq M
Total = 1446 Sq Ft/135 Sq M

Energy Efficiency Rating		
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
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Bungalow

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The position & size of doors, windows, appliances and other features are approximate only!
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