



Tile Barn Lane | Lawford | C011 2LT

FINE & COUNTRY









STEP INSIDE

Close to the village of Lawford, this exceptional equestrian property offers a delightful blend of rural living and modern comforts. On the market for the first time in almost a quarter of a century, this is a much loved family home offering a tranquil setting for family life and enthusiasms - be they for nature, gardening and 'growing your own', or for equestrianism.

Situated on a plot of approximately 3.19 acres, this property is a haven for horse enthusiasts. It boasts excellent equestrian amenities, three brick and tile stables, a well-maintained ménage, barn and workshop and good, accessible off-road hacking, linked by quiet lanes. The land comprises paddocks, orchard, small woodland as well as formal and vegetable gardens, all surrounded by well-established hedgerows and mature trees providing privacy, shelter and habitat for nature.

This family house features a large family living room, with bi-fold doors opening out to well-stocked gardens, a utility room, cosy dining room, and a double aspect kitchen breakfast area with French windows out to the garden. The property's dining room and living room are perfect for entertaining guests or simply enjoying quality time with loved ones.

Upstairs, you will find four double bedrooms, with the master bedroom enjoying the luxury of an en suite bathroom. The remaining three bedrooms are serviced by a family bathroom. The spacious bedrooms provide comfort and privacy, with the principal suite offering tranquil garden views.



STEP OUTSIDE

Lawford is a charming village located in the scenic countryside of Essex, England. Nestled amidst picturesque landscapes, Lawford offers a tranquil and idyllic setting for those seeking a peaceful and relaxed lifestyle.

Lawford benefits from its convenient location, with easy access to nearby towns and cities. The village is situated just a short distance from the historic town of Manningtree, known for quaint shops, charming cafes, and riverside walks along the River Stour. The city of Colchester is also within easy reach, offering a wider range of amenities and attractions.

Nature enthusiasts will appreciate the abundance of green spaces surrounding Lawford. The village is surrounded by beautiful countryside, with the Dedham Vale and National Trust's Flatford Mill within walking distance. It is the perfect location for outdoor activities such as hiking, cycling, and horse riding.

Lawford is also well-connected in terms of transportation. The village benefits from excellent road and rail links, making it easy to travel to and from nearby towns and cities. The A12 and A120 roads are easily accessible. Manningtree train station, located just 7 minutes drive away, offers regular mainline services to London Liverpool Street, Norwich, and via Ipswich to Cambridge.

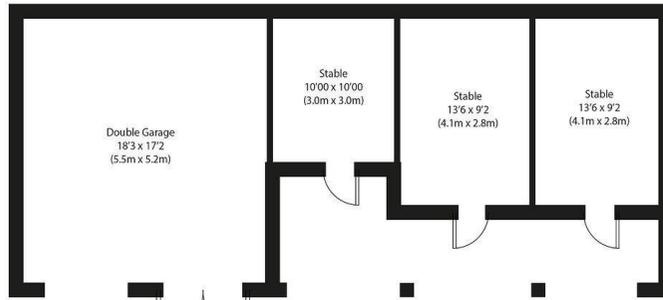
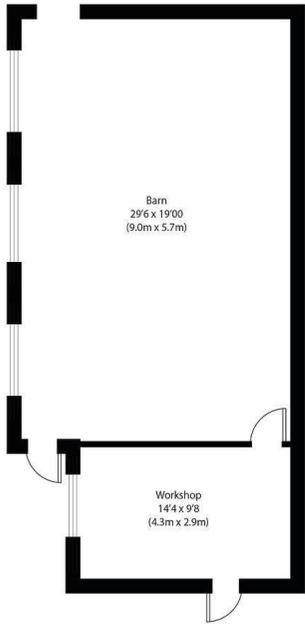
The village also has a very highly regarded primary school, with excellent private and state secondary schools close by, making this an ideal location for families.

Services

EPC: D

Mains Water, & Electric, oil fired boiler

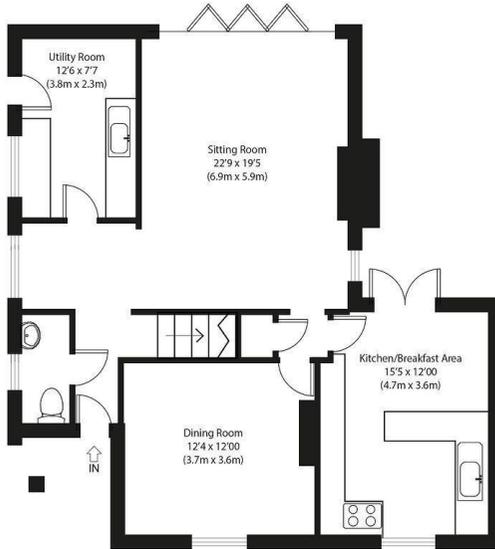
Council Tax: C



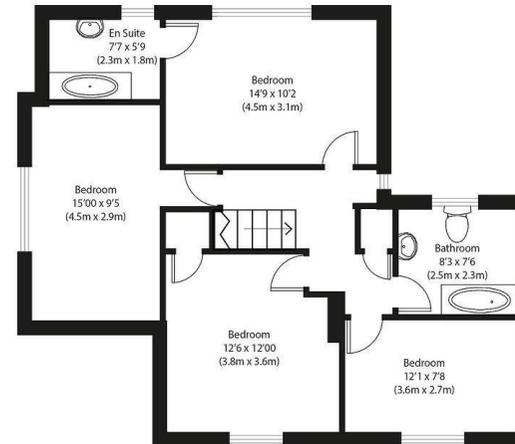
Approximate Gross Internal Area
Main House 1570 sq ft (146 sq m)
Outbuildings 1560 sq ft (145 sq m)
Total 3130 sq ft (291 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do our best to ensure their accuracy and completeness, you as your adviser should conduct a careful, independent investigation of the property in respect of monetary valuation.

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Ground Floor



First Floor



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2020 Fine & Country Ltd.







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