



Brantham, Manningtree

A fantastic opportunity to purchase an exquisite 4 bedroom detached home in the popular village of Brantham.

Finished to an exceptional standard with multiple living spaces, an office, a south facing garden and off-street parking for several cars this really is the perfect family home.

Guide price £500,000

Slough Road

Brantham, Manningtree, CO11



- Fully refurbished
- Multiple receptions
- Off road parking
- Semi rural location
- Open plan kitchen/diner
- Guide Price £500,000 - £525,000
- South facing garden
- Bi-folding doors to garden

The Property

Ground floor,

On entering the property you are greeted by a spacious hallway with a dedicated space to unload your coats and shoes. Off of the hallway to the left you will find the heart of the house, a large open plan kitchen/dining/living space. The kitchen has wooden worktops throughout which are complimented by white modern cabinetry. The hob and oven are located on the island which also has breakfast bar style seating. This social space also houses sofas alongside the dining table overlooking the garden which can be accessed via bi-folding doors, great for entertaining. With tiled flooring and triple aspect windows, this is the perfect space to host and live alike. The office can also be accessed from this social space which offers a dedicated area to study or work from home. Across the entrance hall you can find the living room which is sectioned off from the rest of the downstairs allowing space to unwind and relax. Downstairs also benefits from a WC and you can find the 4th bedroom, ideal for guests.

First floor,

The attractive landing welcomes you to the first floor.

Located at the front of the property and overlooking the front garden you will find the principal bedroom. This room is of a good size and is neutrally decorated with hard flooring. At the end of the landing, you will find bedroom number 2 which is a generous double with plenty of space for storage and a play area. The third bedroom enjoys a westerly aspect and is of a good size. The family bathroom is centrally located on the first floor and includes a large walk in shower, separate freestanding bath, low level WC and basin. The bathroom is modern in style and has a large south facing window that overlooks the rear garden.

The Outside

The generous sunny south facing back garden has a large decking area off of the kitchen/living space as well as an expanse laid to lawn, excellent for entertaining and playing alike. There is also a large front garden which has mixed herbaceous borders and an area laid to lawn. There is ample parking for multiple cars and the option to add more.

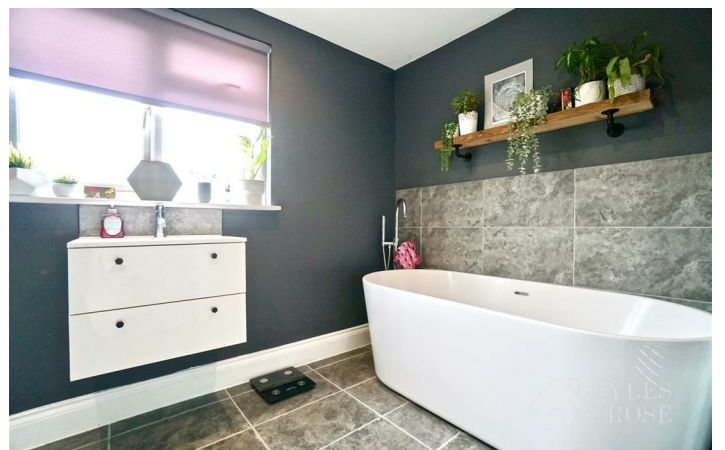
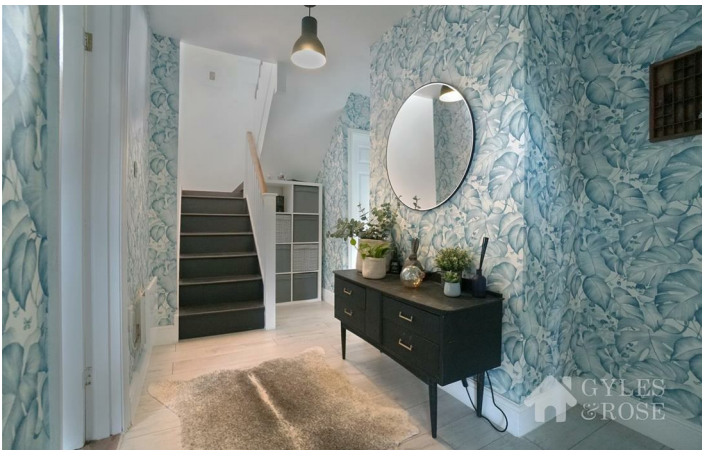
The Area

Brantham is a beautiful countryside village within striking distance of Manningtree and easy reach of both Colchester and Ipswich. There is access to both the A12 and mainline railway from Manningtree station, which gets you to London within the hour. Close by, there are pubs, tea rooms, restaurants and stunning walks. Within a 5 minute drive, you can be on Manningtree high street, where there are a wealth of amenities, including independent eateries, a wine bar, deli and boutique shops.

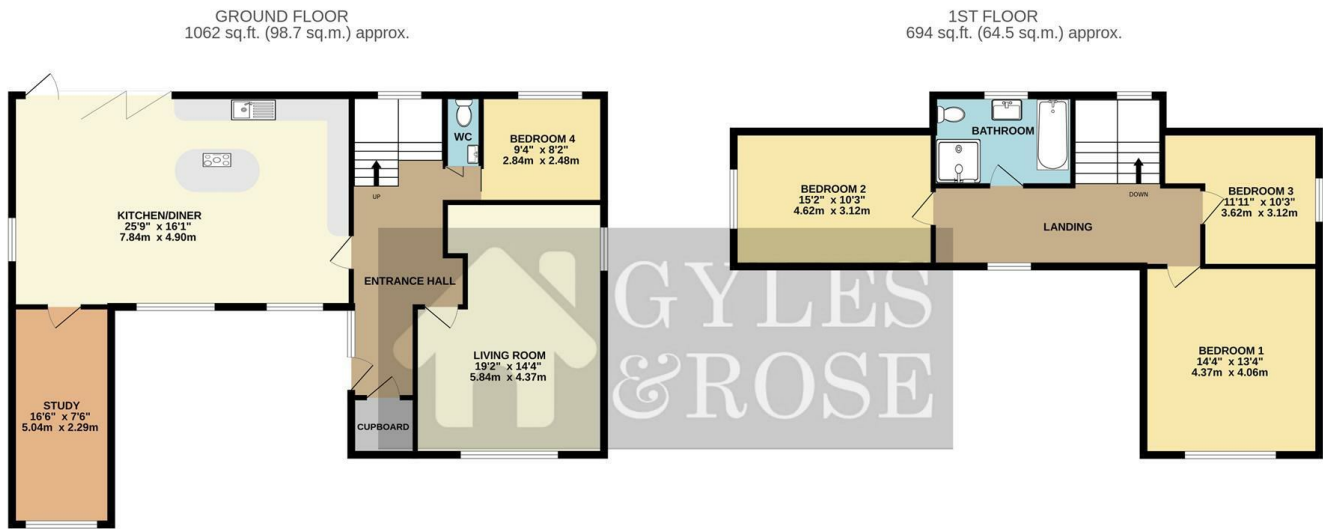
Further Information

Tenure - Freehold

Council Tax - Babergh Band D



Floor Plan



TOTAL FLOOR AREA: 1756 sq.ft. (163.2 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	83		C
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small>		<small>England & Wales</small>	