



## Brantham, Manningtree

A fully refurbished and extended detached home on a spacious plot, featuring modern interiors and multiple reception rooms. Ideal for those seeking a turnkey property in a village location just minutes from Manningtree mainline railway station.

Guide price £475,000

# Temple Pattle

Brantham, Manningtree, CO11



- Immaculately presented
- Easy access to Countryside
- South facing garden
- Guide Price £475,000 - £500,000
- Minutes from Manningtree Mainline Railway Station
- Popular residential development
- Ample parking
- Close to Pre and Primary School
- Electric car charging point
- Requested village location

## The Property

At approximately 1,600 sq. ft., this detached home offers a wealth of space and versatility. The living room, with its charming box bay window, is bathed in natural light and provides a warm, inviting area ideal for relaxation with family and friends. The room is tastefully decorated in neutral tones, featuring wooden-style flooring and crisp white walls.

Opposite the living room, you'll find a spacious study, perfectly suited for working from home. This flexible space could also serve as a playroom, downstairs bedroom or even a home gym, depending on your needs. Conveniently located in the centre of the ground floor is a well-placed WC, adding to the practicality of the layout.

Towards the rear of the property, adjoining the garden, is the expansive kitchen dining room. This impressive space, extending over 24 feet, is perfect for entertaining. The modern kitchen is equipped with wooden worktops, a gas hob, and an electric oven, making it both stylish and functional. Beyond the kitchen, the garden room offers an additional living area, currently set up to enjoy tranquil green views of the garden, providing a perfect retreat within the home.

Upstairs, you'll find four well-appointed bedrooms, each designed with comfort in mind. The principal bedroom features ample built-in storage and a generous ensuite, complete with a walk-in shower, low-level WC, and basin. Fitted to a high standard, the ensuite offers a luxurious touch to this relaxing retreat.

The three additional bedrooms are all of a good size and offer tranquil views over the garden, making them ideal for family members or guests. The spacious family bathroom is equally impressive, featuring both a shower and a freestanding bath, along with a low-level WC and basin. A unique highlight is the bath with a built-in TV—perfect for unwinding. This bathroom, like the rest of the home, has been newly refitted and decorated in a neutral, calming colour scheme.

## The Outside

The south-facing garden is a perfect blend of greenery and modern design. Approximately half is laid to lawn, while the other half features sleek slate grey stone slabs, creating a tasteful and sunny outdoor space ideal for family's, relaxation and entertaining.

To the front of the property there is a good size driveway proving off road parking for multiple vehicles.

## 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 - Babergh Band D

Construction - Brick

Mains Gas, Sewerage, Electric and Water

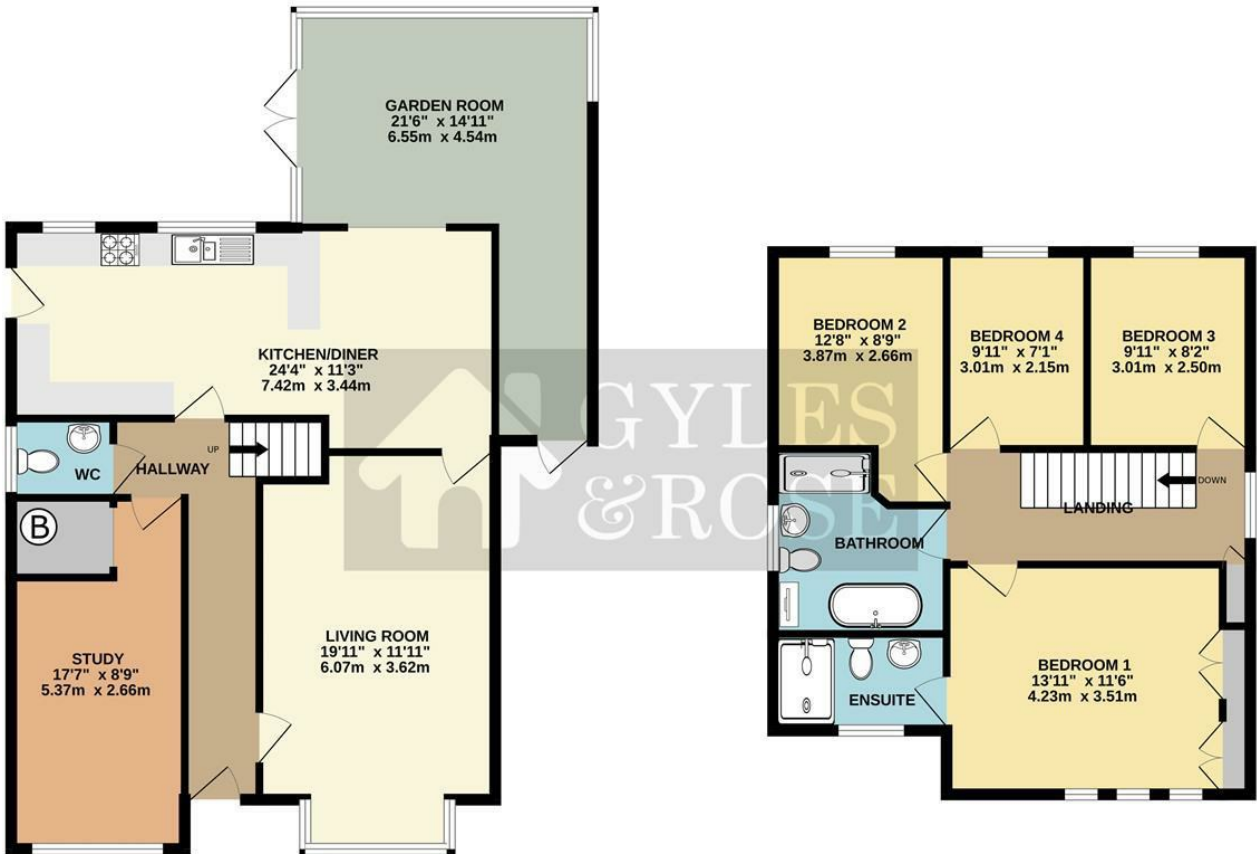
Sellers Position - Needs to find onward purchase



# Floor Plan

GROUND FLOOR  
952 sq.ft. (88.4 sq.m.) approx.

1ST FLOOR  
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 1577 sq.ft. (146.5 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.  
Made with Metropix ©2024



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	84		
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	