



## Lawford, Manningtree

A well presented 4-bedroom semi-detached home with over 1500 sq.ft. of living space, with large south-facing garden approx 1.1 acres.

**\*\*EQUESTRIAN\*\*** (separate negotiation)

An additional approx 5.2 acres available - ideal for equestrian use.

Accommodation-wise, there is a well presented 4-bedroom semi-detached home with over 1,500 sq.ft of living space.

Guide price £650,000

# Harwich Road

## Lawford, Manningtree, CO11



- Approx 1.1 acre plot (additional approx 5.2 acres available via separate negotiations)
- Easy access to Colchesters City Centre
- Semi-rural location
- Chain free
- South facing plot
- Potential to extend (stpp)
- Short drive to Manningtree mainline station
- Orchard
- Equestrian potential

**The Property**  
As you enter the house, you're greeted by a welcoming hallway that provides a central axis to the home's layout. To the left of the hallway is the spacious living room which includes a log burner and is designed for comfort and relaxation. Its large windows allow natural light to flood in, creating a bright and airy atmosphere. This room flows seamlessly into an open-plan dining area, perfect for family meals and entertaining guests.

Continuing through the dining area, you'll find the kitchen, which is efficiently designed with ample counter space and storage. The kitchen offers access to the rear garden, making it convenient for outdoor dining and activities. Adjacent to the kitchen, there is a utility room that provides additional storage and space for laundry appliances, keeping the main living areas clutter-free. Just outside the kitchen door, there is an outside WC (great for when you don't want to take your wellies off!), enhancing convenience during outdoor activities.

On the right-hand side of the hallway, there is a shower room for added convenience. Additionally, the ground floor houses the principal bedroom with an en-suite and double doors which have direct access to the garden providing a private and comfortable retreat. This layout offers the advantage of single-level living for the principal suite, enhancing accessibility and privacy.

Ascending the staircase to the first floor, the layout divides into private quarters. Bedroom two is located at the front of the house and offers generous space and excellent natural light. The remaining two bedrooms on this floor are well-sized, and designed with practicality in mind to offer a comfortable living space for family members or guests.

The house's layout promotes a natural flow between communal and private spaces, ensuring both connectivity and privacy. The thoughtful design of each area enhances the overall living experience, making it a functional and inviting home for modern family life.

**The Outside**  
There is a south-facing courtyard garden as well as an orchard and open lawn. Access is via a shared entrance which leads to a private driveway with enough parking for multiple vehicles. Further land is also available, ideal for equestrian use and scope to add a menage and stables subject to the usual planning consents.

**The Area (Ardleigh/Lawford Border)**  
Ardleigh/Lawford (border) is a small village in the Tendring district and is amidst arguably the prettiest countryside in Essex. With a village shop, a highly regarded gastro pub and a fantastic local village school, Ardleigh/Lawford has local amenities within walking distance. Perfectly located between the peaceful Dedham Vale (AONB) and the thriving city of Colchester, giving you easy access to the best of both worlds and an abundance of high street shops, eateries, entertainment and leisure facilities only a short drive away. Ardleigh/Lawford has excellent transport links via the A12 and A120, whilst also being a short drive from Colchester or Manningtree Mainline Station, making the daily commute effortless. Additionally, there is a regular bus service to Colchester, Manningtree and Harwich.

**Further Information**  
Tenure - Freehold  
Acreage - Approx 1.1acres with an additional approx 5.2 acres including the paddock (available via separate negotiation)  
Council Tax - Tendring Band E  
Mains Gas, Sewerage, Electric and Water  
Construction - Brick  
Seller Position - No onward chain  
Note - there is planning on the adjoining land for a single-storey dwelling. A covenant will be added that no additional residential dwellings can be built on the additional land.

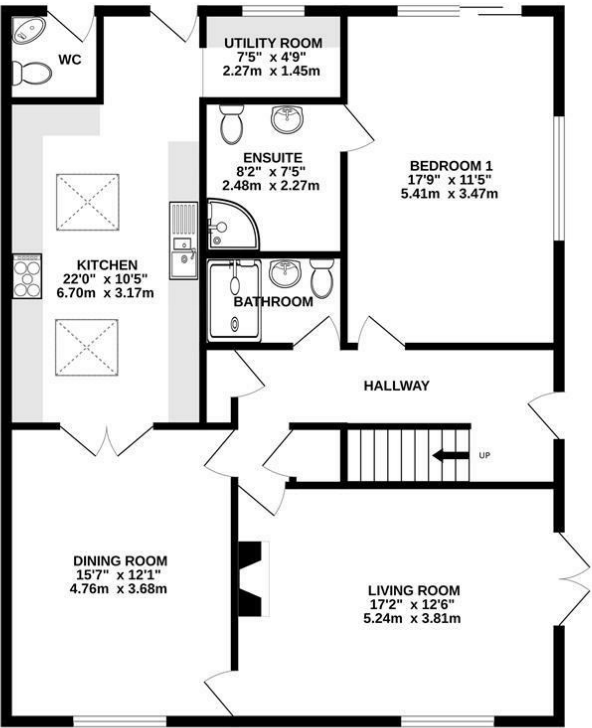




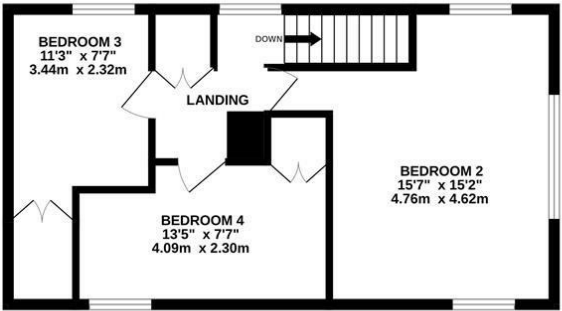


Floor Plan

GROUND FLOOR  
1091 sq.ft. (101.4 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1538 sq.ft. (142.9 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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