



## Priory View, Manningtree

Nestled in a quiet and modern development in the heart of Wix, this property offers generous living space, thoughtful design, and modern efficiency, ideal for growing families or those seeking a contemporary countryside retreat. Set across two well-balanced floors, the home boasts four bedrooms, flexible entertaining zones, and a seamless connection to the garden through a beautiful conservatory.

Guide price £500,000

# Priory view

Wix, Manningtree, CO11



- Spacious family living
- Primary bedroom with en-suite
- Village location
- Four bedrooms
- Contemporary kitchen
- Move-in ready
- Stylish open-plan design
- Integral garage
- Guide Price £500,000 - £525,000

### The Property

The property opens into a welcoming entrance hall, leading into a spacious living room filled with natural light and offering a warm family hub. The rear of the home reveals an impressive open-plan kitchen/dining room, perfect for entertaining, family dinners, or quiet evenings at home. From here, French doors lead directly onto the light filled conservatory.

A guest WC is situated off the main entrance hall, and a handy utility room sits just off the kitchen, with internal access to the garage, ideal for secure storage or conversion potential (STPP).

Upstairs, the home presents four bedrooms, including a generous principal bedroom with its own en-suite shower room. The further three bedrooms are well-proportioned and served by a stylish family bathroom, making the layout ideal for larger families or flexible home working arrangements.

### The Outside

The garden flows naturally from the property, offering a great blend of usable lawn and patio space. Outside, you'll also find a bar area, perfect for entertaining on warm summer days.

A driveway and integral garage provide ample parking and storage options. Its position, set back from the main road, offers a peaceful and secure setting, ideal for family living.

### The Area

Wix is a characterful and well-connected village nestled on the outskirts of Manningtree, offering a rural setting without compromising on convenience. Residents enjoy excellent transport links to Colchester, Harwich, and the A120, while Manningtree station, just a short drive away, provides direct rail services to London Liverpool Street, making it suitable for commuters.

Surrounded by beautiful open countryside and within easy reach of schools, independent shops, and local eateries, Wix strikes a perfect balance between village charm and modern accessibility.

Additionally, several picturesque coastal towns lie just moments away, perfect for a refreshing sea swim or a day by the water when the sun shines.

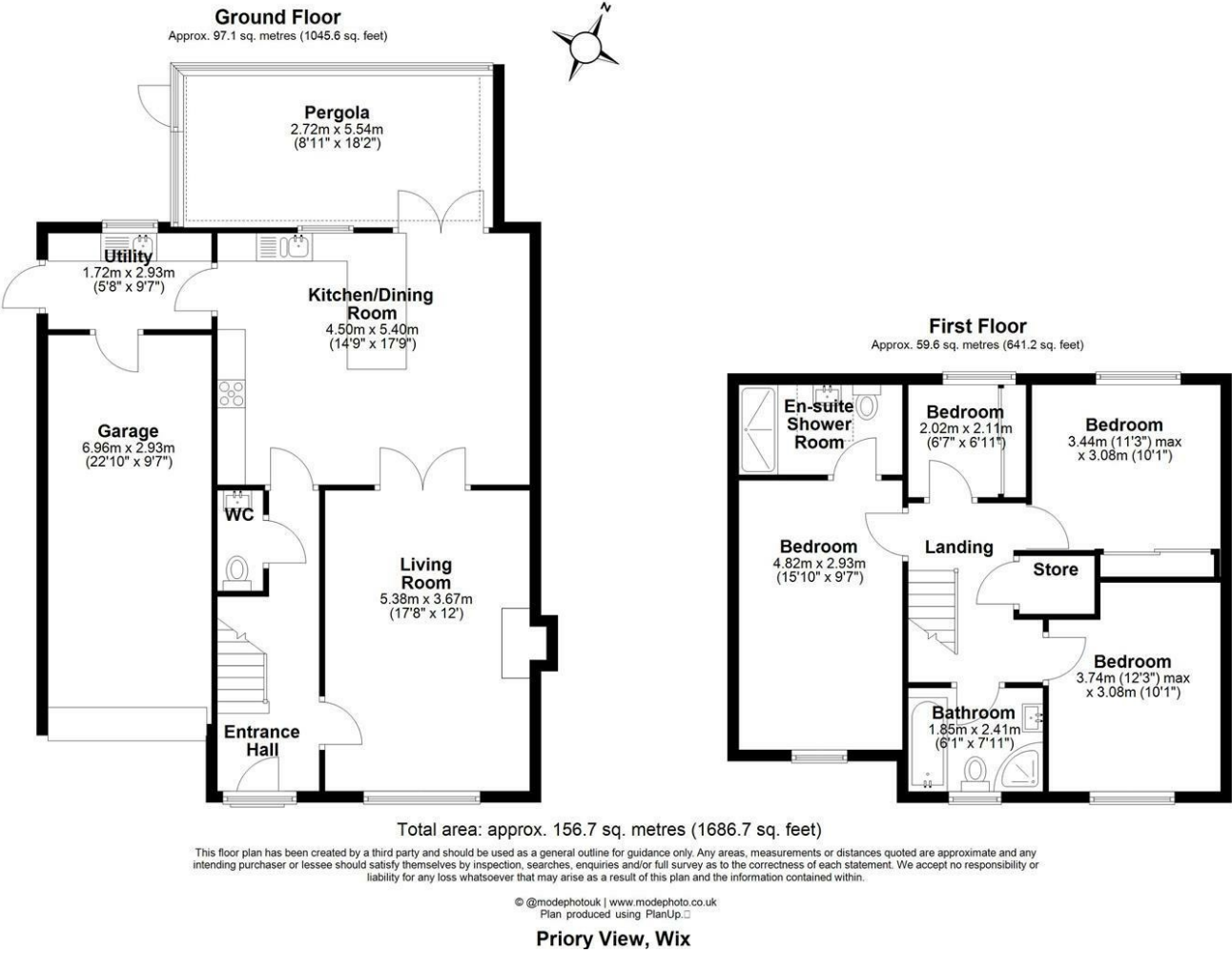
### Further Information

- Tenure: Freehold
- Council Tax: Tendring Band E
- Construction: Brick
- Mains water, gas, electricity and sewerage.
- Underfloor heating downstairs.
- Approx. 7 years remaining on NHBC warranty.
- Seller position: Sellers need to secure an onwards purchase.





Floor Plan



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