

Chamberlain Phillips
PROPERTY AGENTS

Sycamore Way, Brantham

Guide Price £350,000 - £375,000

Sycamore Way, Brantham

Beautifully presented and thoughtfully renovated throughout, this attractive three-bedroom home combines contemporary style with practical, well-proportioned accommodation. Finished to an excellent standard, the property offers a fantastic opportunity for first-time buyers, couples and families seeking a home ready to move straight into.

The current owners have undertaken an extensive programme of improvements, including replastering, redecoration, new internal doors and the installation of a stunning contemporary kitchen. Designed with both style and functionality in mind, the kitchen features a comprehensive range of integrated appliances, including a dishwasher, fridge-freezer, washing machine, double oven and induction hob.

The accommodation begins with a welcoming entrance hallway and convenient ground-floor cloakroom. A bright and spacious sitting/dining room provides an inviting setting for everyday living, with ample space for both comfortable seating and dining, making it ideal for relaxing or entertaining.

Upstairs, the property offers three generously proportioned double bedrooms and a well-appointed family bathroom fitted with a shower over the bath.

Outside, the property continues to impress with a neatly maintained front garden and an enclosed rear garden, featuring a paved patio and lawn, providing an ideal space for outdoor dining, entertaining or simply enjoying the warmer months.

Further benefits include driveway parking and a detached garage equipped with power and lighting, offering useful additional storage or secure parking.

Situated within a peaceful and established residential setting, the property is conveniently positioned for local amenities, schools and countryside walks.

























- BEAUTIFULLY RENOVATED DETACHED HOME
- GUIDE PRICE £350,000 - £375,000
- OFFERED WITH NO ONWARD CHAIN
- DOWNSTAIRS CLOAKROOM
- DRIVEWAY PARKING AND DETACHED GARAGE WITH POWER AND LIGHT
- ENCLOSED REAR GARDEN WITH PATIO AND LAWN
- PEACEFUL RESIDENTIAL LOCATION CLOSE TO LOCAL AMENITIES
- POTENTIAL TO EXTEND.
- THREE DOUBLE BEDROOMS

Brantham is a popular village in the Stour Valley, surrounded by attractive countryside with the River Stour forming one of its boundaries. Located in the heart of Constable Country, the village is close to East Bergholt, Flatford, Stutton and Tattingstone, offering excellent access to countryside and riverside walks. Brantham itself is well served with a Co-op, café, pubs, restaurant, veterinary practice, play areas, preschool and primary school.

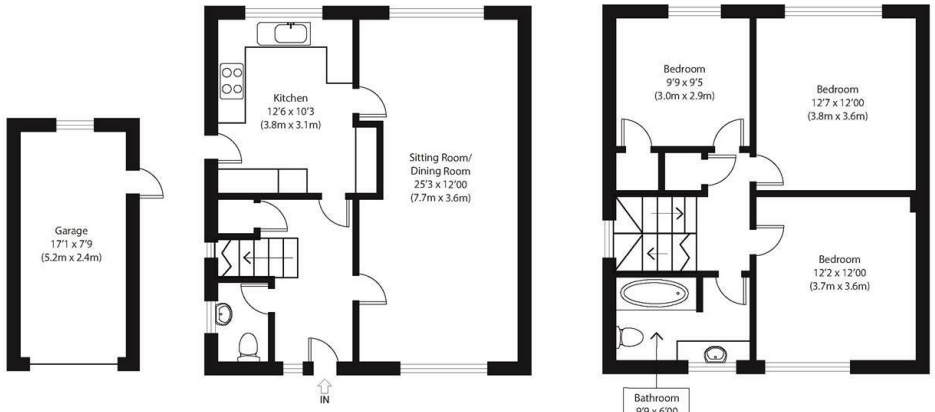
Ideally positioned between Ipswich and Colchester, Brantham combines village life with excellent transport connections. Manningtree is just across the River Stour and offers further shops and amenities, together with a mainline railway station providing direct services to London Liverpool Street, Colchester, Ipswich and Norwich, making the village particularly convenient for commuters.

Tenure - Freehold
Council Tax - Band D
Services Connected - Mains Electric/Water/Drainage/Mains Gas
Heating - Via gas boiler
Telephone & Broadband - EE, O2 & Vodafone mobile networks available indoor & Ultrafast broadband available

Please note that the sellers have ordered replacement front and rear entrance doors, together with a new garage door (white). The property also benefits from planning permission for the relocation of the garage to the side of the property and the addition of an entrance porch and utility room (Planning Reference: DC23/04417). The permission is understood to expire in November 2026, and prospective purchasers are advised to verify its current status with the local planning authority.

* Certain images have been digitally staged or enhanced for illustrative purposes. Any furniture, furnishings, decorative items or other features added digitally are not included in the sale.
Purchasers should rely on their own inspection of the property.

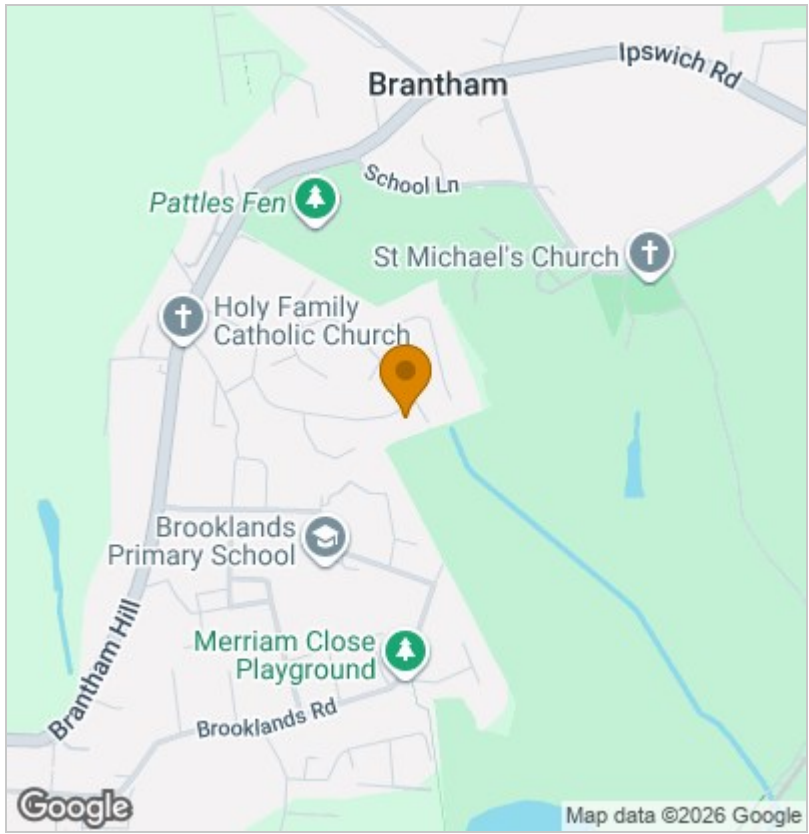
Floor Plan



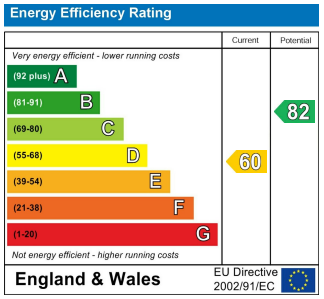
Approximate Gross Internal Area
Main House 1135 sq ft (105 sq m)
Garage 135 sq ft (13 sq ft)
Total 1270 sq ft (118 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
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Area Map



Energy Efficiency Graph



Council Tax Band - D

Tenure - Freehold

Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ
Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk