



Chedworth Place, Tattingstone
Guide Price £375,000

Chedworth Place, Tattingsstone

Set within the exclusive, gated development of Chedworth Place in the highly sought-after village of Tattingsstone, just a short distance from the scenic Alton Water Reservoir, this exceptional home offers a rare opportunity to acquire a beautifully presented Grade II listed property.

One of only two end-of-terrace, three-bedroom homes within the crescent, the property is further enhanced by rear access directly from the parking area. Arranged over three floors, the accommodation is well-balanced and thoughtfully designed. The ground floor features a recently fitted kitchen (installed approximately four years ago), complete with integrated dishwasher, washer/dryer, microwave, gas hob and oven. This flows into a bright and welcoming sitting/dining area, with direct access to the rear garden. To the front, the property benefits from attractive views over the immaculately maintained central courtyard.

The first floor offers two well-proportioned bedrooms alongside a contemporary family bathroom. The top floor provides a further bedroom, complete with fitted wardrobes and its own en-suite shower room.

Externally, the rear garden has been designed for ease of maintenance, featuring a seating area and a summer house with power, ideal for relaxing, entertaining or potential home working. To the rear of the summer house is an additional storage area, providing a practical space for bikes, bins or general storage. The property also benefits from two allocated parking spaces located directly to the rear.

A viewing is highly recommended to fully appreciate the quality, setting, and character this unique home has to offer.





- STUNNING LOCATION
- 7 ACRES OF COMMUNAL GARDENS & WOODLAND
- EXCLUSIVE GATED DEVELOPMENT
- ADJACENT TO ALTON WATER RESERVOIR
- DOUBLE GLAZED SASH WINDOWS
- TWO PARKING SPACES
- WEST FACING REAR GARDEN
- FIBRE OPTIC BROADBAND
- ELECTRIC CAR CHARGE POINT
- VIEWINGS HIGHLY RECOMMENDED

LOCATION

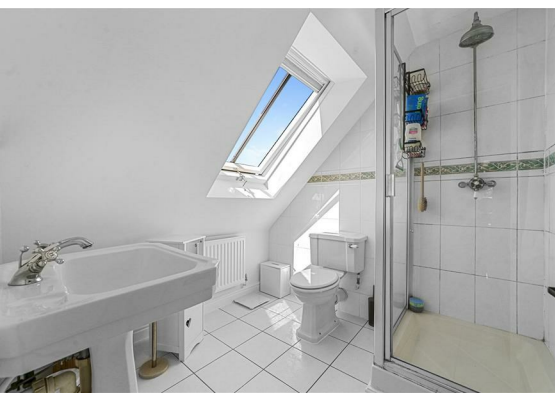
Tattingstone is a charming village located approximately six miles south of Ipswich, set amidst beautiful Suffolk countryside and close to the popular Alton Water reservoir—perfect for walking, cycling, birdwatching, and a variety of water sports.

The village offers a well-regarded primary school and falls within the catchment area for Holbrook Academy. Local amenities include a historic church, two welcoming public houses, and convenient access to excellent sailing and leisure facilities at nearby Woolverstone Marina.

For commuters, mainline rail services to London Liverpool Street are available from Manningtree station (approximately five miles away) and Ipswich station (around six and a half miles), making this an ideal location for those seeking a balance between rural living and city connectivity.

Important Information:

- Tenure - Freehold
- Council Tax - Band D
- Services Connected - Mains Electric/Mains Water/Mains Drainage
- Heating - LPG - Gas combi boiler to radiators
- Telephone & Broadband - 02, EE & Vodafone are limited.
- Broadband - Ultrafast broadband is available.
- The communal areas and gardens at Chedworth Place are subject to an approx £1000 per year management charge.



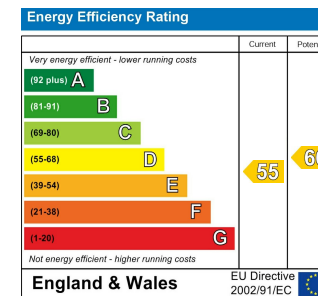
Floor Plan



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

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