

Chamberlain Phillips
PROPERTY AGENTS

Harwich Road, Lawford
£650,000

Property Overview:

Set within an impressive plot of approximately 6.3 acres and offered with no upward chain, this spacious four-bedroom home offers a rare lifestyle opportunity, ideally suited to equestrian use, a smallholding, hobby farming or other commercial uses, subject to any necessary consents. Combining comfortable accommodation with generous grounds, the property provides space, flexibility and the freedom to shape the home around a variety of rural pursuits.

The accommodation is well planned and practical, with the principal bedroom and en-suite conveniently positioned on the ground floor, making the layout suitable for a range of buyers and lifestyles. The main living space includes a welcoming sitting room centred around a fireplace with wood burner, creating a warm and inviting focal point, particularly during the colder months. A separate dining room offers space for family meals and entertaining, while the kitchen provides the everyday hub of the home. A utility/boot room is a valuable addition for country living, providing space for coats, boots, laundry and pets, with a shower room and outside garden toilet adding further practicality.

The remaining bedrooms provide flexibility for family, guests, home working or hobbies, ensuring the property can adapt easily to changing needs.

Outside, the home continues to impress. A sunny enclosed patio provides a private space for outdoor dining, morning coffee or evening relaxation, while the garden beyond is predominantly laid to lawn. The wider grounds extend into hay grass paddock, offering excellent potential for grazing, equestrian use, livestock, self-sufficiency or simply the enjoyment of open space.

With its generous acreage, practical layout and versatile land, this is a property that offers far more than a home alone. It is an opportunity to embrace a rural lifestyle, with space for animals, enterprise, family life and future ambition, all within a peaceful and highly usable setting.

























Property Setting:

The property occupies an attractive semi-rural position between the well-served villages of Lawford and Ardleigh, offering an appealing balance between countryside surroundings and everyday convenience. This setting provides a peaceful sense of space and privacy, while remaining within easy reach of local amenities, schooling, transport links and nearby market towns.

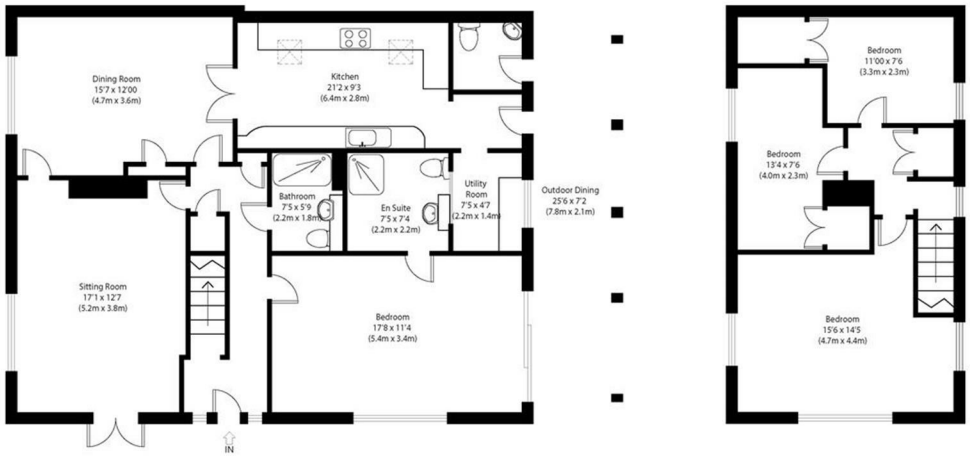
Lawford offers a good range of day-to-day facilities, with nearby Manningtree providing further shops, cafés, restaurants, schooling and mainline rail services into London Liverpool Street. Ardleigh is a popular village with a traditional community feel, village amenities and convenient access towards Colchester.

The location is particularly well placed for commuters and those requiring wider connectivity, with access to the A12 close by, linking towards Colchester, Ipswich, Chelmsford and London. Manningtree railway station is also within easy reach and provides regular mainline services to London Liverpool Street.

The surrounding area is known for its attractive countryside, rural lanes and access to the Stour Valley, with Dedham Vale, Constable Country and the wider North Essex/Suffolk border countryside all nearby. This makes the position ideal for those seeking a more rural lifestyle, while still wanting the convenience of strong transport links and established local services.

Important Information:
Tenure - Freehold
Council Tax - Band E
Services Connected - Mains Gas/Electric/Water/Drainage
Heating - Gas boiler via radiators
Telephone & Broadband - 02 Good with Vodafone/EE likely
Broadband - Ultrafast broadband is available

Floor Plan



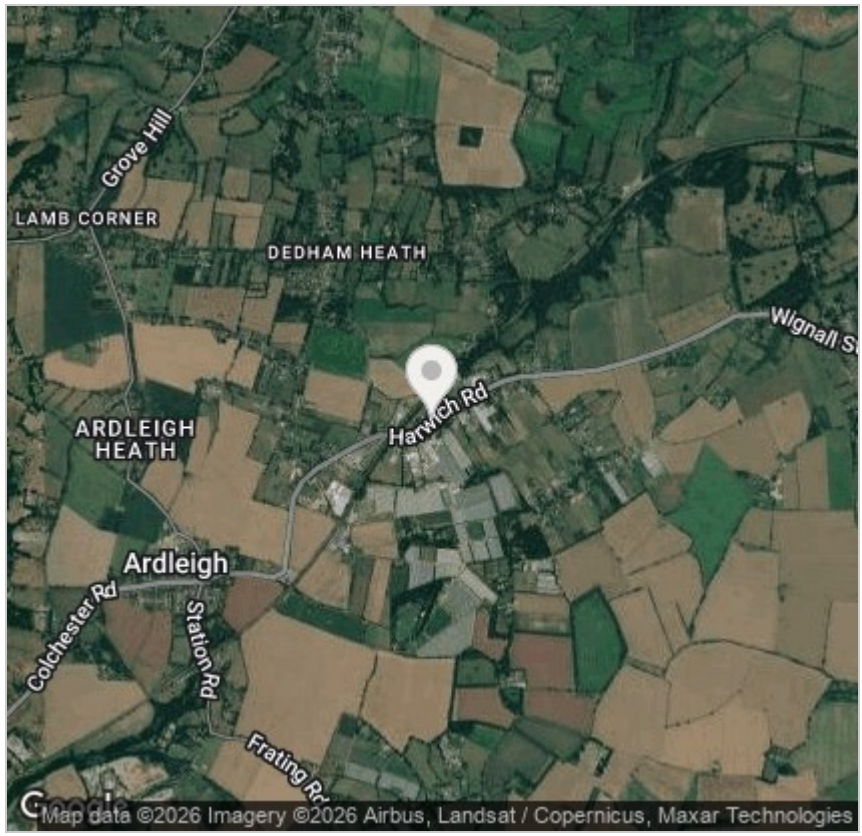
Ground Floor

First Floor

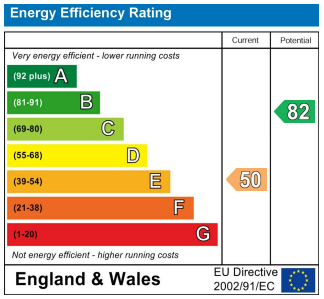
Approximate Gross Internal Area
1550 sq ft (144 sq m)

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



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.

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