Chamberlain Phillips
PROPERTY AGENTS

Brantham Hill, Brantham

£300,000

Property Overview

A two double bedroom, bay-fronted Victorian villa, situated in the ever-popular village of Brantham, within easy reach of Manningtree and the surrounding areas. Offered for sale with no onward chain, the property combines attractive period features with a number of modern improvements.

The accommodation begins with a welcoming side door, leading to the front-facing living room, which benefits from a feature bay window and working fireplace. There is a separate dining room with a further feature fireplace, while the stunning re-fitted kitchen features attractive cabinetry and oak worktops. A downstairs bathroom completes the ground floor.

To the first floor are two generous double bedrooms. The front bedroom benefits from a useful built-in storage cupboard, while the principal bedroom features a stunning en-suite shower room.

Outside, the property enjoys an enclosed rear garden with a useful shed, together with a front garden providing an attractive approach to the property.

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- STUNNING KITCHEN
- BEAUTIFUL REAR GARDEN
- EN-SUITE SHOWER ROOM TO THE PRINCIPAL BEDROOM
- SEMI-DETACHED VICTORIAN VILLA
- GROUND FLOOR BATHROOM
- SOUGHT-AFTER LOCATION

Property Setting:
Brantham is a lively and welcoming village set in the heart of the picturesque Stour Valley, home to a close-knit community of over 2,300 residents. Surrounded by beautiful countryside, it sits alongside the River Stour and is near idyllic villages such as Stutton, Tattingstone, East Bergholt, and Flatford, an area famously known as Constable Country, having inspired the iconic landscapes of artist John Constable.

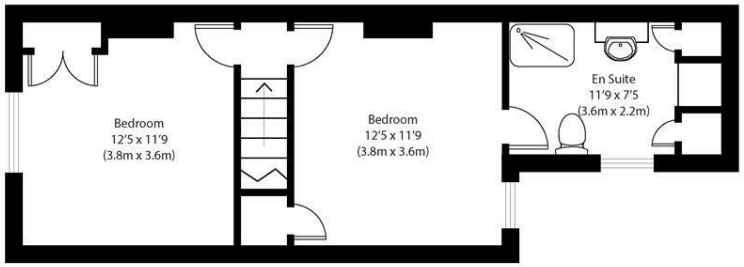
The village offers a good range of local amenities, including churches, traditional pubs, a Co-op food store, café, veterinary clinic, three children's play areas, and both a preschool and primary school, making it an attractive place for families and those seeking a peaceful rural lifestyle.

Brantham enjoys a prime location between Ipswich, the county town of Suffolk, and the historic city of Colchester in Essex. Both are easily accessible by road or public transport, offering a wide choice of shops, dining, and entertainment options.

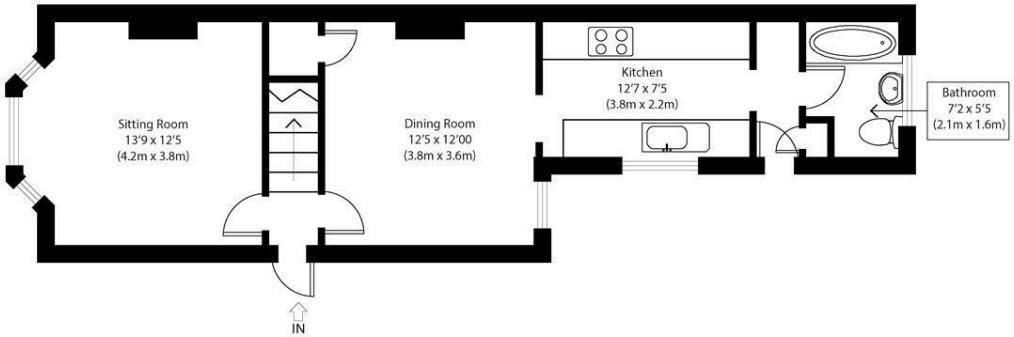
Just across the River Stour is Manningtree, renowned as England's smallest market town, where a mainline railway station provides direct connections to London, Norwich, Harwich, Felixstowe, and the stunning beaches along the Sunshine Coast.

Agents Notes:
Tenure - Freehold
Council tax - Band C
Services – Mains electric/mains drainage/mains water/mains gas
Heating - Gas boiler via radiators
Mobile Availability - EE - 84% / Three - 76% / Vodafone - 69% / o2 - 63%
Broadband Availability - Superfast & Ultrafast available

Floor Plan



First Floor



Ground Floor

Approximate Gross Internal Area
955 sq ft (89 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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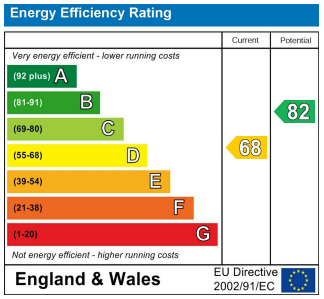
Area Map

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