



Mill House
Bergholt Road | Brantham | CO11 1QT



OVERVIEW

A beautifully renovated three-bedroom character home set within approximately 3 acres in Brantham, blending period charm with modern finishes. Featuring generous reception spaces, a vaulted kitchen/dining/family room, gated grounds, woodland and ample parking.









STEP INSIDE

Mill House

This elegant home offers a thoughtful balance of character and contemporary styling, with fireplaces and carefully updated interiors throughout.

The entrance hall leads to a welcoming reception room, complete with a fireplace and doors opening directly onto the garden, creating a lovely connection between indoor and outdoor living. The separate sitting room is equally inviting, featuring a fireplace and attractive bay windows that draw in an abundance of natural light, enhancing the sense of space.

The heart of the home is the impressive kitchen/dining/family room, where a vaulted ceiling enhances the sense of openness and light. This room connects seamlessly to the garden, creating an easy flow for everyday living and entertaining. A separate utility room and a conveniently located cloakroom add practicality.

Upstairs, there are three well-proportioned bedrooms. The principal bedroom benefits from a dressing room and en-suite, while the remaining bedrooms are served by high-specification bathroom facilities, finished to an excellent standard. The layout offers flexibility for a variety of lifestyles.



STEP OUTSIDE

Mill House

STEP OUTSIDE

Set behind gates, the property is approached via a private drive with parking for several vehicles.

The grounds extend to approximately 3 acres, with a generous patio area providing an ideal space for outdoor dining and entertaining. The lawn stretches away from the house, leading to a woodland area that adds depth and a natural backdrop to the setting. The garden is private and enclosed, offering a peaceful and secluded environment.

LOCATION

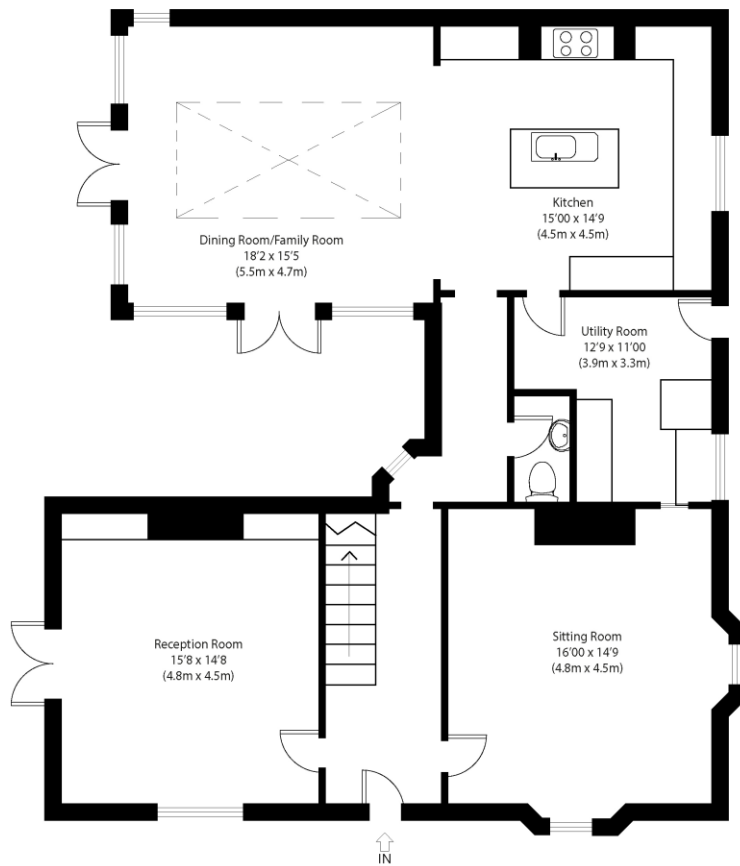
Situated in Brantham, the property enjoys a desirable village setting with convenient access to local amenities including a village shop, public houses, and nearby Manningtree which offers a wider range of cafés, restaurants, and boutique shops.

The area is well regarded for schooling, with local options including Brantham Primary School and strong secondary schools nearby. There is also a selection of highly regarded independent schools within easy reach, including Ipswich School, Ipswich High School, and the Royal Hospital School in Holbrook.

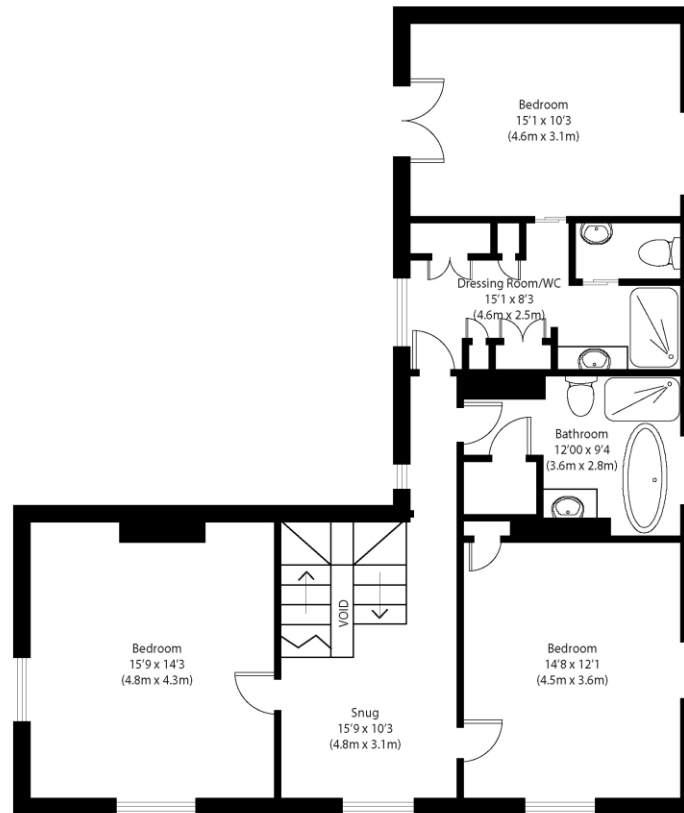
For commuters, Manningtree railway station provides direct services to London Liverpool Street, while the A12 and A14 offer excellent road connections. The nearby River Stour and surrounding countryside provide beautiful settings for walking, sailing, and outdoor pursuits.

AGENT'S NOTE

These particulars are issued for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and measurements are approximate. Fixtures, fittings, and contents are subject to separate negotiation unless explicitly included.



Ground Floor



First Floor

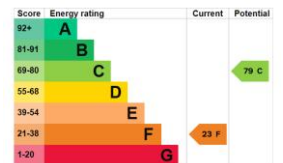
Approximate Gross Internal Area
2355 sq ft (219 sq m)

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. copyright www.photohausgroup.co.uk



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