



Hadleigh Road, Holton St. Mary
£425,000

Property Overview

Set within the peaceful and highly regarded hamlet of Holton St Mary, this spacious detached bungalow offers the perfect blend of countryside living and everyday convenience. Occupying a generous quarter-acre plot and backing directly onto open farmland, the property provides a rare opportunity to enjoy rural views, privacy, and a strong village community, all within easy reach of excellent transport links and local amenities.

Designed to suit a variety of lifestyles, the property features well-appointed, single level accommodation ideal for those seeking ease of living without compromising on space. The layout includes three comfortable bedrooms, a shower room and a separate family bathroom, offering flexibility for visiting guests or growing families. The heart of the home is a bright open-plan kitchen and family space, which flows into a welcoming dining room and a light-filled conservatory, perfect for both entertaining and day-to-day family life. A utility room and reception porch provide practical additions, helping to keep life organised and clutter-free.

Outside, the south-facing garden is a real highlight a private, sunny space that opens out to uninterrupted field views, ideal for relaxing, gardening or children to play. A generous driveway offers off-road parking for multiple vehicles, and with no onward chain, the property is ready for a smooth and stress-free move.

For those looking to tailor a home to their needs, the plot and layout also present an excellent opportunity to extend, subject to planning, making this a fantastic long-term option as your needs evolve.

Whether you're looking to downsize to something more manageable without sacrificing space, or want to raise a family in a quiet, well-connected village setting, this home offers comfort, flexibility and lifestyle in equal measure.





Property Setting:

Holton St Mary is a peaceful and unspoilt Suffolk village that offers a quintessential countryside lifestyle with excellent access to modern amenities. Surrounded by open fields and scenic walking routes, the village is a haven for those seeking tranquillity and a strong sense of rural community.

Despite its peaceful setting, Holton St Mary enjoys convenient connections with the A12 being easily accessible, providing swift routes to Colchester, Ipswich and the coast, while Manningtree mainline station is just a short drive away, offering direct trains to London Liverpool Street in under an hour.

The village itself features St Mary's Church and Village hall and a tight-knit community atmosphere. Everyday amenities can be found in nearby East Bergholt or Capel St Mary, while larger towns such as Hadleigh and Colchester provide a broader range of shopping, leisure, and schooling options.

Holton St Mary is ideal for buyers looking to enjoy the beauty of the Suffolk countryside without compromising on connectivity, making it a highly desirable setting for families, professionals, and those seeking a quieter pace of life.

Agents Notes:

Tenure - Freehold

Council tax - C

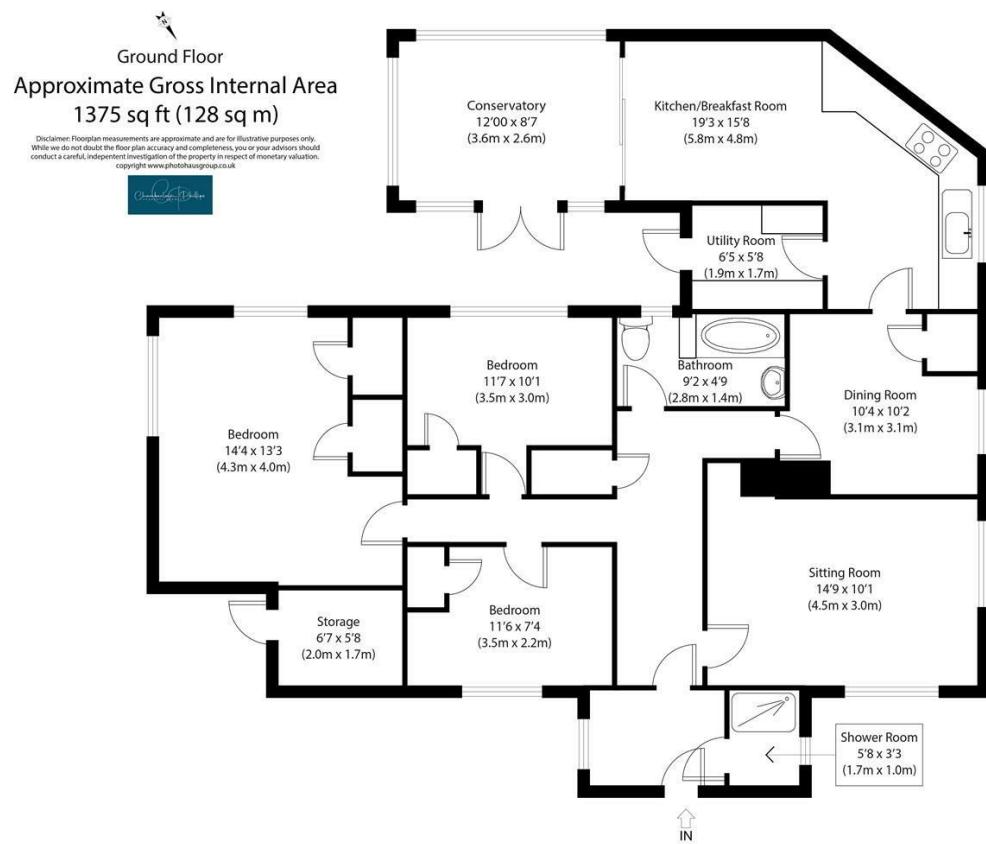
Services - Electric/mains drainage/water

Heating - Via Oil

Mobile - O2, EE & Vodafone are likely

Broadband - Ultrafast is available

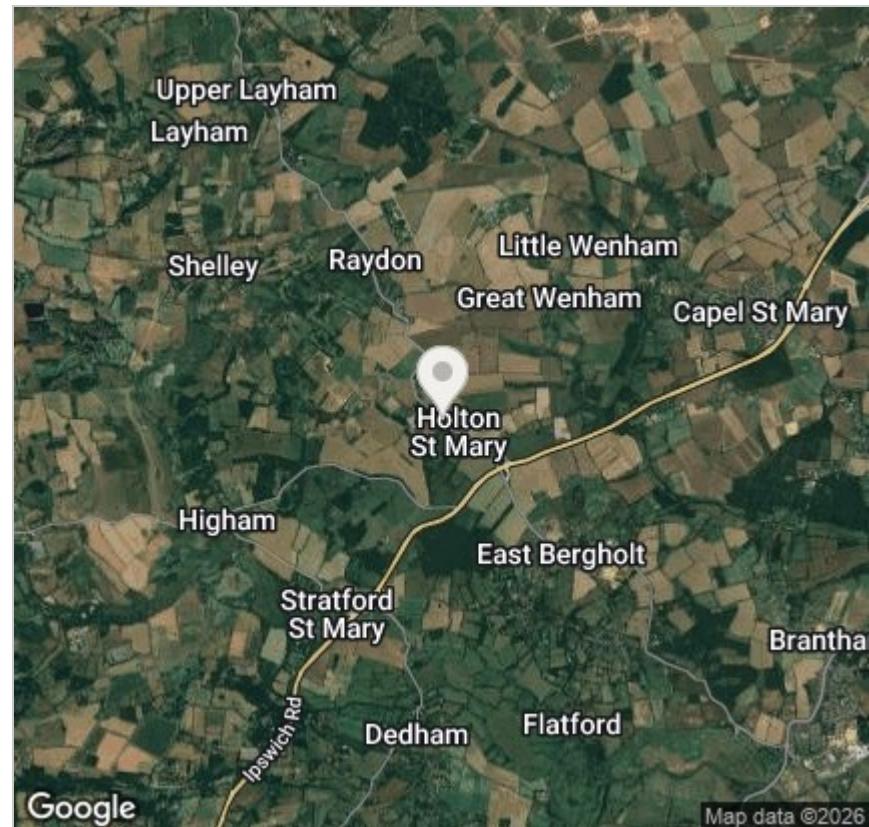
Floor Plan



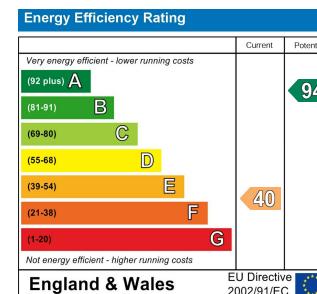
Viewing

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.

Area Map



Energy Efficiency Graph



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