



## Property Overview

*Set within a beautifully landscaped plot approaching one acre, this substantial 3/4 bedroom detached home offers a rare combination of space, character, and breathtaking surroundings. Enjoying an elevated position with views across open farmland and the nearby river Stour, the property presents a unique opportunity for those seeking privacy, charm, and lifestyle.*

*The accommodation is generous and well-planned, featuring a welcoming sitting room with an impressive inglenook fireplace, a formal dining room or potential additional bedroom, bright conservatory, and a practical utility room with additional cloakroom. There are three well-proportioned bedrooms, one being en-suite, family bathroom, and a first-floor balcony offering panoramic views of the river and countryside beyond a perfect place to enjoy a morning coffee or evening sunset.*

*Externally, the property is equally impressive. The electric gated driveway leads to both a single and double garage, accompanied by a range of workshops and outbuildings ideal for hobbyists, storage, or business use. The gardens are a true highlight, meticulously designed to include a sunken garden, manmade stream, and a variety of secluded seating areas that showcase the peaceful setting.*

*This is a truly remarkable home that needs to be seen to be fully appreciated. Viewing is essential to experience the lifestyle and setting on offer.*

*Guide Price £700,000 - £720,000*



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- The image shows a spacious kitchen and dining area. The kitchen features light-colored wooden cabinets, a central island with a white countertop, and a large window overlooking a green landscape. The ceiling has exposed dark wooden beams. The dining area includes a wooden table with a colorful tablecloth and chairs. A glass door leads to an outdoor area with a patio and garden.
- GUIDE PRICE £700,000 - £720,000
  - SET IN A PLOT APPROACHING 1 ACRE
  - SITTING ROOM WITH INGLENOOK
  - FIRST FLOOR BALCONY WITH RIVER AND FARMLAND VIEWS
  - THREE/FOUR BEDROOMS, EN-SUITE AND FAMILY BATHROOM
  - UTILITY ROOM, CONSERVATORY & DINING ROOM
  - SINGLE GARAGE, DOUBLE GARAGE AND VARIOUS WORKSHOPS & OUTBUILDINGS
  - ELECTRIC GATED DRIVEWAY
  - STUNNING GARDENS INCLUDING SUNKEN GARDEN AND MANMADE STREAM
  - VIEWING ESSENTIAL







#### **Property Setting:**

*Set on the idyllic banks of the Stour Estuary, Wrabness is a sought-after coastal village offering a peaceful, picturesque lifestyle with a strong sense of community and natural beauty. Surrounded by unspoilt countryside and shoreline, the village is home to the Wrabness Nature Reserve popular with walkers, birdwatchers and those seeking a slower pace of life.*

*Wrabness boasts a charming village feel, complete with a local community shop, train station with direct links to Harwich and Manningtree (connecting to London Liverpool Street), and the celebrated 'House for Essex' by artist Grayson Perry a unique architectural landmark that draws visitors from far and wide.*

*Despite its tranquil setting, Wrabness is well connected. The historic market town of Manningtree is just a short drive away, offering a range of shops, eateries and amenities, along with fast rail services to London, making the village a perfect choice for commuters, weekenders or anyone looking to enjoy coastal living with convenience.*

*Combining estuary views, countryside walks, and a true sense of escape, Wrabness is a hidden gem on the Essex coast ideal for those seeking a lifestyle rooted in nature, creativity, and calm.*

#### **Important Information:**

**Tenure - Freehold**

**Council Tax - Band E**

**Services Connected - Mains Electric/Mains Water/Mains Drainage**

**Heating - Oil boiler via radiators**

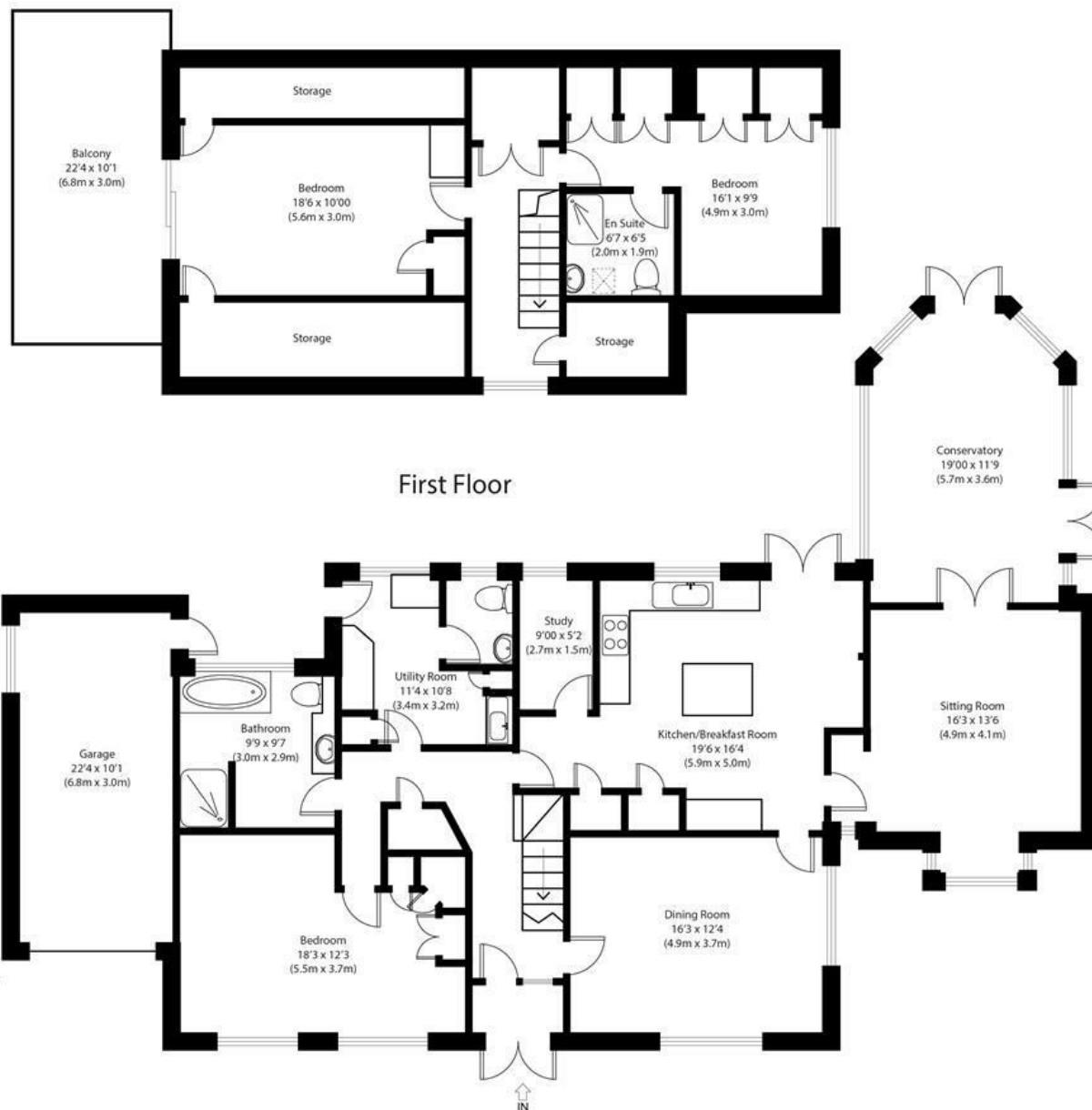
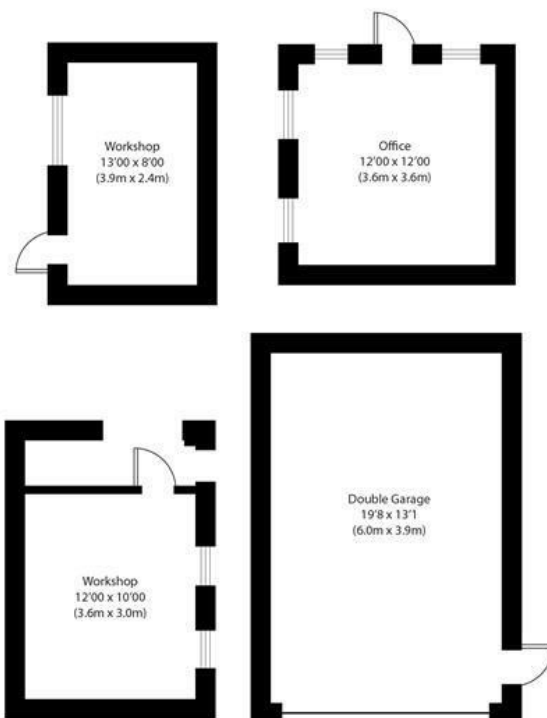
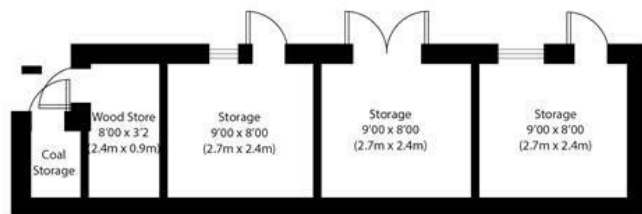
**Telephone & Broadband - 02/EE/Three are available**

**Broadband - Ultrafast broadband is available**



Approximate Gross Internal Area  
Main House 2505 sq ft (233 sq m)  
Outbuildings 915 sq ft (85 sq m)  
Total 3420 sq ft (318 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.photobasegroup.co.uk



Location Map



Viewing

Please contact our Chamberlain Phillips Manningtree Office if you wish to arrange a viewing appointment for this property or require further information.

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Disclaimer:  
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves as to the accuracy of this information.

Energy Performance Graph

