



Rose Fields, Lawford

Rose Fields

Chamberlain Phillips is thrilled to present this exceptional detached home, located within the popular Lawford Green development.

Situated on Rose Fields, this stunning property was built just four years ago by the renowned Rose Builders and showcases the elegance and appeal of the sought-after Berkeley design — a perfect blend of modern living and timeless charm.

Formerly a four-bedroom home, it has been lovingly reconfigured into a three-bedroom layout to create a truly impressive principal suite, complete with a walk-in wardrobe and an enlarged en-suite shower room. This alteration has been carefully designed so the property can be easily reverted to its original four-bedroom arrangement if desired.

Upon entering, you are welcomed by an elegant entrance hallway, complete with a convenient downstairs WC. The dining room offers classic sophistication, enhanced by a beautiful bay window that fills the room with natural light. Adjacent, the living room combines comfort and style, featuring a characterful log burner set within a secondary bay window — the perfect spot for cosy evenings.

The heart of the home is the impressive kitchen dining room, where a striking feature island takes centre stage, surrounded by sleek integrated appliances and complemented by bi-folding doors opening to the landscaped rear garden. A separate utility room adds further practicality to the layout.

Upstairs, alongside the luxurious principal suite, the second bedroom benefits from its own en-suite shower room, while a stylish family bathroom serves the remaining bedroom.

Outside, the enclosed rear garden offers a peaceful retreat, having been professionally landscaped, while the detached double garage and extensive driveway provide ample parking for multiple vehicles.





- OUTSTANDING DETACHED HOME
- "BERKELEY" DESIGN
- FORMALLY A FOUR BEDROOM HOME - NOW A THREE BEDROOM
- STUNNING KITCHEN FAMILY ROOM WITH CENTRAL ISLAND AND BI-FOLDING DOORS
- DOUBLE GARAGE AND PLENTY OF DRIVEWAY PARKING
- IMPRESSIVE PRINCIPAL SUITE WITH EN-SUITE SHOWER ROOM AND WALK IN WARDROBE
- DINING ROOM WITH BAY WINDOW
- BEAUTIFUL LANDSCAPED GARDEN
- FABULOUS FINISH THROUGHOUT
- LIVING ROOM WITH FEATURE LOG BURNER

LOCATION:

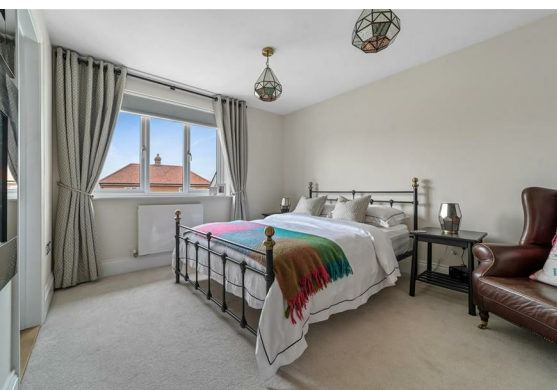
Lawford is situated on the fringe of the Dedham Vale and just 1 mile south of Manningtree which is set on the River Stour on the edge of Constable Country on the Essex/Suffolk Borders.

The town has a vibrant local community and provides useful local shops and services, there are also banks, a doctor's surgery, pharmacy, galleries, a theatre, restaurants and a delicatessen. Recognised as England's smallest town it is formed from several exceptional period buildings and provides good local shopping facilities positioned mid way between Ipswich the county town of Suffolk and Colchester which is reputed to be the oldest Roman town in England.

There is ready access to the A12 and the commuter can take advantage of train services to London's Liverpool Street Station from the towns mainline railway station which is an approximate 15 minute walk from the house.

AGENTS NOTES:

Heating - Gas underfloor to ground floor and via radiators to first floor
 Services Connected - Mains Electric/Gas/Water/Drainage
 Council Tax Band - F
 Tenure - Freehold
 Mobile Coverage Indoor: EE & Three are Likely / o2 & Vodafone are Limited
 Broadband: Ultrafast broadband is available at this address



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.

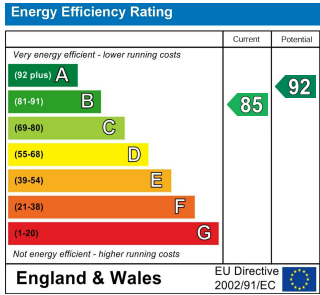
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

Area Map



Energy Efficiency Graph



Council Tax Band - F

Tenure - Freehold