



## THE MANTONS

Swan Street, Chappel, CO6 2EE

Guide price £500,000 to £525,000

DAVID  
BURR



## The Mantons, Swan Street, Chappel, Essex, CO6 2EE

The Mantons is an established detached property enjoying a favourable location on the periphery of this sought after and popular north Essex village. The property offers spacious and versatile family accommodation which would benefit from a degree of updating and improvement. NO ONWARD CHAIN.

A door opens to a glazed porch with a tiled floor which provides useful storage space, beyond which is a door opening to the impressive reception hall which is fully vaulted to the ceiling and has an attractive staircase with a pine handrail. The principal reception room is situated to the rear of the property and benefits from having been extended and has sliding patio doors which lead to an extensive terrace making it ideal for family entertaining and there is a serving hatch to the kitchen. An attractive red brick fireplace with feature recesses provides a focal point and there is a wood burning stove set on a tiled hearth. Adjacent to the fireplace are a set of concertina doors which directly access the spacious dining room which can also be accessed from the reception hall. This has a window to the front elevation and attractive hard wood flooring.

The kitchen/breakfast room is situated at the rear of the property and has a window overlooking the garden and is fitted with a range of floor and wall mounted oak units with integral appliances to include a four ring Zanussi hob with extractor above, a Belling oven with a grill above, a one and half bowl sink, plumbing for a washing machine and a dishwasher. There is a door to the side accessing the garden and a ground floor cloakroom with a matching suite.

The stairs rise to a landing which accesses the bedrooms, all of which have a range of built in wardrobes. There are three bedrooms to the rear elevation which have views over looking the garden and the countryside beyond and one bedroom to the front which has field views.

There is a large linen cupboard on the landing adjacent to which is a further storage cupboard and the four bedrooms are served by a fully tiled family shower room which has a tiled shower enclosure, vanity unit with a rectangular sink and storage beneath, matching WC and a wet room area.

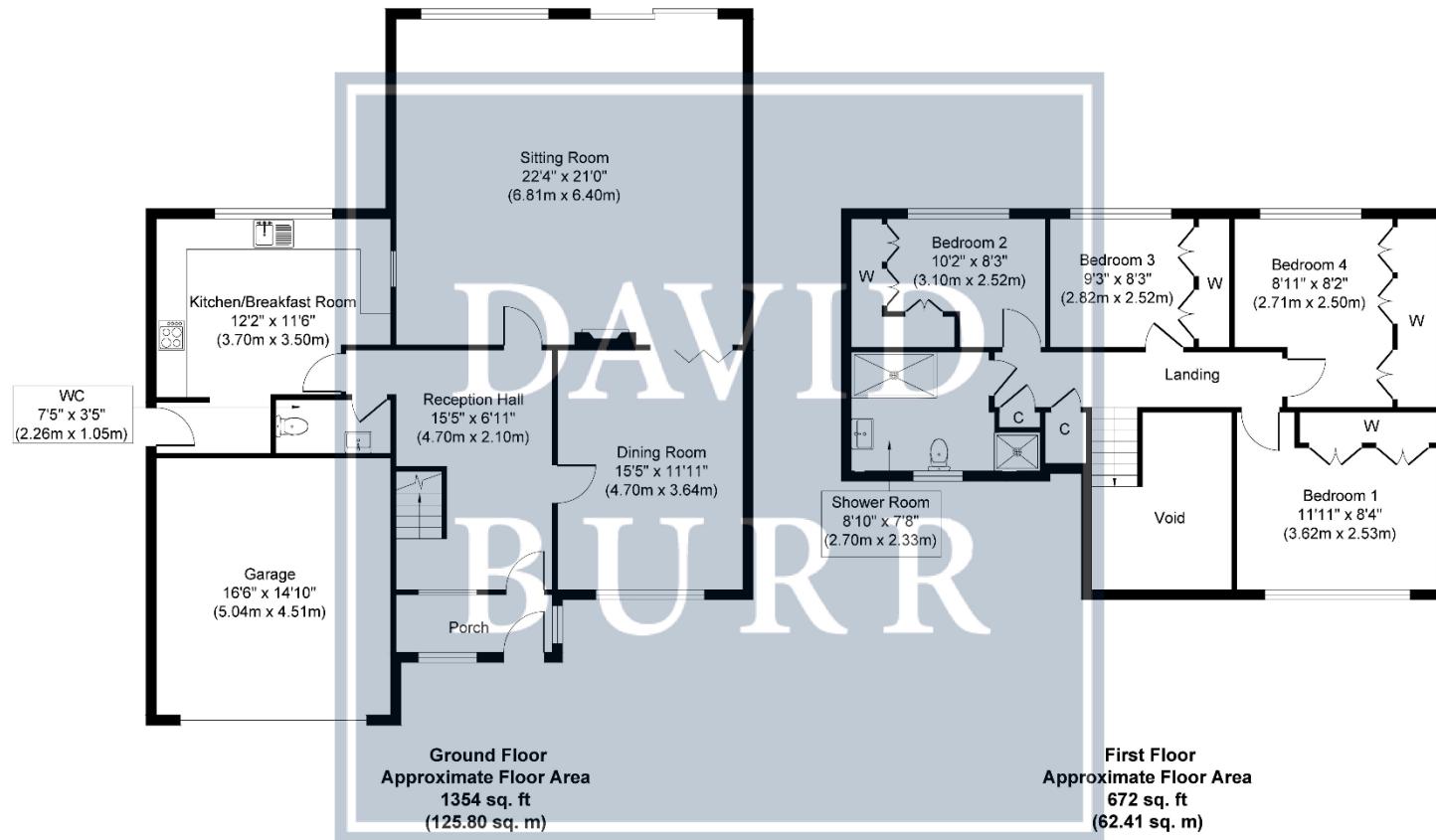
### Outside

The property is approached via a large in and out drive which has an expanse of lawn to the front with a cherry tree providing a focal point, adjacent to which is a raised bed and access to the attached garage. A wrought iron gate provides access to the rear and a paved path leads to the front door. The rear garden can be accessed via the side door from the kitchen and also via the sliding patio doors from the principal reception room. There is an extensive raised terrace immediately to the rear of the house providing a perfect entertaining area which is ideal for large family gatherings. Immediately to the rear of the kitchen is an attractive raised vegetable bed and further areas of terracing which lead to the pedestrian gate. There are large expanses of lawn with well stocked herbaceous borders to the side and two storage sheds beyond the grass.

The well presented accommodation comprises:

Impressive principal reception room	Sitting room
Kitchen/breakfast room	Off road parking and garage
Separate dining room	Large garden
Four bedrooms	
<b>Location</b>	
Chappel benefits from a pub/restaurant, shop and Chappel Primary School, awarded Ofsted 'good' rating in 2017. Chappel also has a train station that is on the Sudbury to Marks Tey line, allowing easy access to London in around an hour. More comprehensive educational, commercial and recreational facilities can be found in Colchester, which also has a fast intercity train direct to London Liverpool Street Station. Chappel itself is best known for its brick viaduct, which forms a striking approach to the village. The village is surrounded by undulating picturesque countryside with good walking and riding opportunities.	
<b>Access</b>	
Colchester 7 miles	Chelmsford 22.9 miles
Halstead 6.7 miles	M25 J27 45 mins
Colchester station to London Liverpool Street (45mins)	Chappel train station (0.5 miles)
Marks Tey A12 4 miles	





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Additional information

Services: Main water, electricity and drainage

Oil fired heating to radiators. EPC rating: E Council tax band: F

Tenure: Freehold Construction type: Standard brick

Broadband speed: up to 1800 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone (Ofcom).

None of the services have been tested by the agent.

Local authority: Colchester City Council (01206) 282300

Viewing strictly by appointment with David Burr. DAVIDBURR.CO.UK

## Contact details

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