



Brantham Hill, Brantham
£300,000

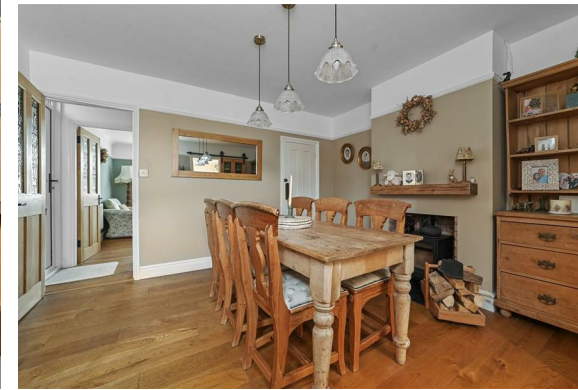
Property Overview

A two double bedroom, bay-fronted Victorian villa, situated in the ever-popular village of Brantham, within easy reach of Manningtree and the surrounding areas. Offered for sale with no onward chain, the property combines attractive period features with a number of modern improvements.

The accommodation begins with a welcoming side door, leading to the front-facing living room, which benefits from a feature bay window and working fireplace. There is a separate dining room with a further feature fireplace, while the stunning re-fitted kitchen features attractive cabinetry and oak worktops. A downstairs bathroom completes the ground floor.

To the first floor are two generous double bedrooms. The front bedroom benefits from a useful built-in storage cupboard, while the principal bedroom features a stunning en-suite shower room.

Outside, the property enjoys an enclosed rear garden with a useful shed, together with a front garden providing an attractive approach to the property.





- SEMI DETACHED VICTORIAN VILLA
- TWO DOUBLE BEDROOMS
- STUNNING KITCHEN
- BEAUTIFUL REAR GARDEN
- EN-SUITE SHOWER ROOM TO THE PRINCIPAL BEDROOM
- NO ONWARD CHAIN
- GROUND FLOOR BATHROOM
- SOUGHT-AFTER LOCATION



Property Setting:

Brantham is a lively and welcoming village set in the heart of the picturesque Stour Valley, home to a close-knit community of over 2,300 residents. Surrounded by beautiful countryside, it sits alongside the River Stour and is near idyllic villages such as Stutton, Tattingstone, East Bergholt, and Flatford, an area famously known as Constable Country, having inspired the iconic landscapes of artist John Constable.

The village offers a good range of local amenities, including churches, traditional pubs, a Co-op food store, café, veterinary clinic, three children's play areas, and both a preschool and primary school, making it an attractive place for families and those seeking a peaceful rural lifestyle.



Brantham enjoys a prime location between Ipswich, the county town of Suffolk, and the historic city of Colchester in Essex. Both are easily accessible by road or public transport, offering a wide choice of shops, dining, and entertainment options.

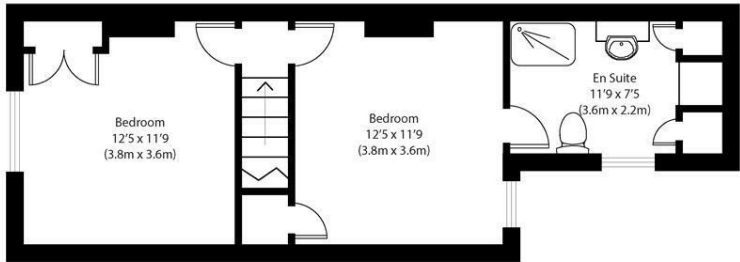
Just across the River Stour is Manningtree, renowned as England's smallest market town, where a mainline railway station provides direct connections to London, Norwich, Harwich, Felixstowe, and the stunning beaches along the Sunshine Coast.

Agents Notes:

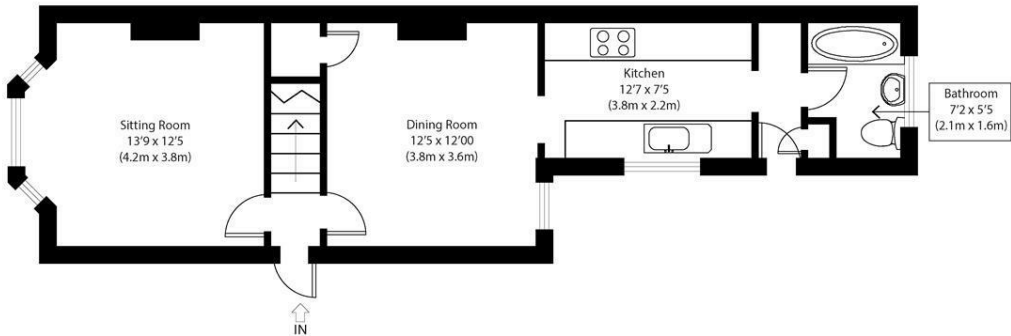
Tenure - Freehold
Council tax - Band C
Services - Mains electric/mains drainage/mains water/mains gas
Heating - Gas boiler via radiators
Mobile Availability - EE - 84% / Three - 76% / Vodafone - 69% / o2 - 63%
Broadband Availability - Superfast & Ultrafast available



Floor Plan



First Floor



Ground Floor

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.

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Area Map



Energy Efficiency Graph

