



Slough Road, East Bergholt
Offers In Excess Of £300,000

East End, East Bergholt

****A Unique Opportunity – Detached Bungalow with Commercial Unit, Spacious Plot & Scope to Transform****

Set on a generous plot within a small hamlet, this detached bungalow presents a rare and exciting opportunity for those looking to create a truly individual home.

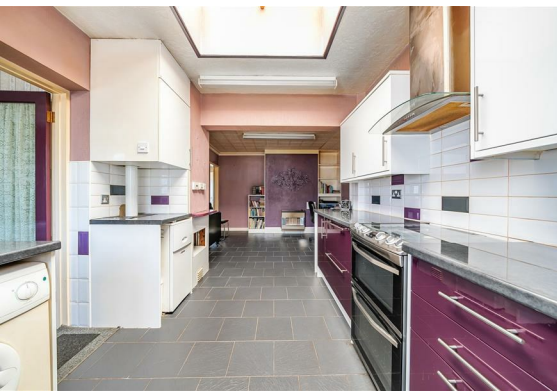
Once a bustling shop and village fuel station, the property still retains its commercial element with an attached unit currently operating as a hairdressing salon – offering fantastic potential for live/work lifestyle, rental income, or full residential conversion (subject to relevant planning)

The bungalow itself offers spacious and flexible accommodation, ripe for modernisation and reconfiguration. Inside, you'll find a welcoming sitting room, a large kitchen/dining room ideal for family living, a separate utility/boot room, and a well-sized bathroom. There are two double bedrooms, with the principal bedroom benefitting from a generous walk-in dressing room – easily adaptable into an en-suite.

Outside, the property continues to impress. A substantial driveway provides ample parking for numerous vehicles, and there is a garage for additional storage with workshop area. Tucked away in the rear garden is a fascinating feature – a reinforced concrete bomb shelter, offering a glimpse into the property's past and adding historical character.

With plenty of internal space, a large plot, and a versatile commercial unit, this property offers endless scope for improvement and transformation into a substantial and distinctive family home. Whether you're a renovator, business owner, or visionary homeowner, this is a project brimming with potential in a well-connected and community-minded village setting.





Location:

Located on the peaceful rural edge of the ever-desirable village of East Bergholt, East End offers a truly idyllic countryside setting with the convenience of excellent local amenities close at hand. Surrounded by rolling fields, ancient woodlands and scenic footpaths, this picturesque hamlet forms part of the Dedham Vale Area of Outstanding Natural Beauty – an area made famous by the works of John Constable.

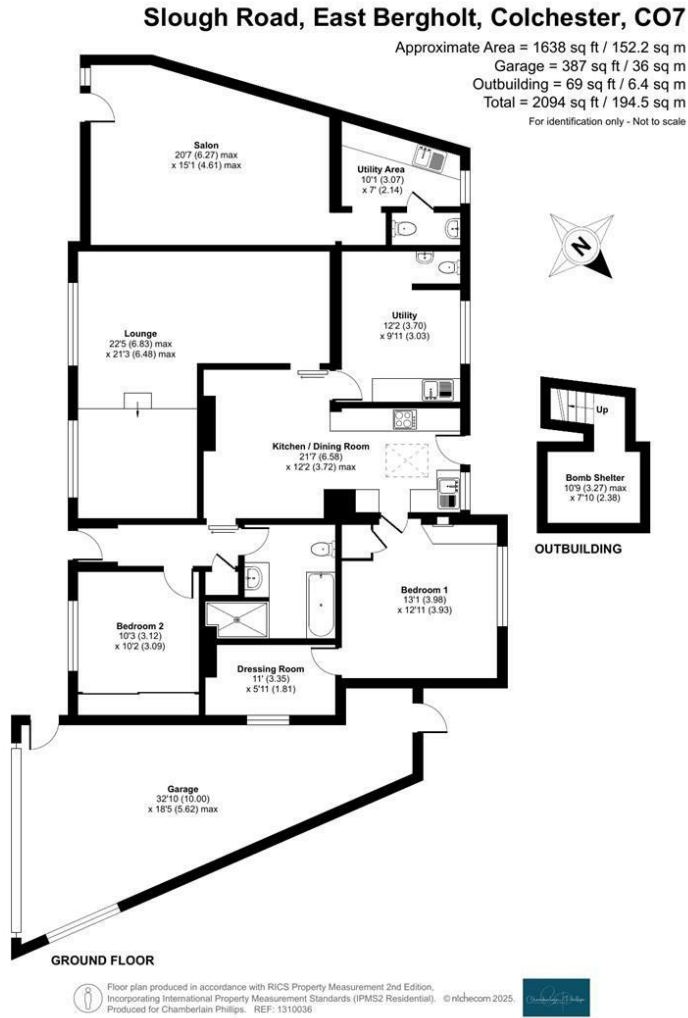
East Bergholt itself is a thriving and historic village, offering a strong sense of community and a range of independent shops, traditional pubs, a farm shop, tearooms, and well-regarded schools. For commuters and explorers alike, nearby Manningtree Station provides direct links to London Liverpool Street in under an hour, while the A12 offers easy access to both Ipswich and Colchester.

East End provides a peaceful retreat for those seeking a quieter pace of life without sacrificing connectivity. Whether you're enjoying weekend walks through stunning countryside, exploring the charming villages of the Stour Valley, or simply soaking up the views from your own garden, East End captures the very essence of English country living.

AGENTS NOTES:

Heating - Gas via radiators
Services Connected - Mains
Electric/Gas/Water/Drainage
Council Tax Band - C
Tenure - Freehold
Mobile Coverage Indoor: O2, Vodafone and EE networks are likely
Broadband: Ultrafast broadband is available at this address
Solar - There are 8 panels which generate electricity but no storage or Flt are present, there is also a "Solar Venti" recirculation system installed.

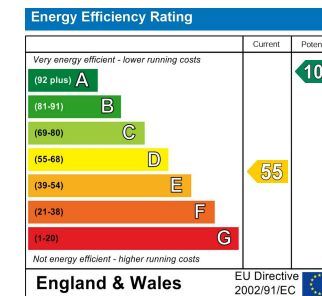
Floor Plan



Area Map



Energy Efficiency Graph



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.

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