



# 3 WEST GREEN COTTAGES

Brantham | Suffolk



Chapman Stickels

# 3 WEST GREEN COTTAGES, BERGHOLT ROAD, BRANTHAM, CO11 1QZ

A CHARMING TWO BEDROOM COTTAGE WITH AN EXTENSIVE  
MATURE GARDEN OVERLOOKING THE RIVER STOUR

East Bergholt – 2 miles

Manningtree – 2 miles (London Liverpool Street from 56 minutes)

Dedham – 6.2 miles

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- Sitting room • Kitchen / breakfast room • Family bathroom • Two double bedrooms •
  - Off-road parking • Secured courtyard • Extensive private south facing rear garden •
  - Outbuildings • In all, 0.16 acres •





### Property

The cottage offers a welcoming sitting room with a tiled hearth and inset log burner. Sash windows to the front of the property allow the room to fill with an abundance of natural light. The kitchen is fitted with a range of base and eye level units, integral dishwasher and fridge / freezer, Bosch oven, hob, extractor and LG washing machine. A stable door provides access to a secluded south facing courtyard garden.

A landing provides access to two double bedrooms, airing cupboard and a family bathroom.

Outside, to the rear of the property there is a private enclosed courtyard garden with outside WC. A gate provides access to an extensive mature garden which is mainly laid to lawn, with beautiful shrub and flower borders, which in turn opens out onto a paved terrace with stunning views over the River Stour and Cattawade Marshes. The garden also provides two sheds, one of which has power connected.

To the front of the property a driveway provides off-road parking for two vehicles.

### Agents note

Neighbouring properties numbers 4 and 5 have a right of access across the rear of the property.

### Location

Brantham is a pretty village located close to the Essex border along the river Stour. The village offers a co-op, primary school and sports centre. Ideally situated between Ipswich and Colchester, the village lies just 2 miles north of Manningtree, which provides mainline services to London Liverpool Street in 56 minutes. The nearby village of East Bergholt offers further schools and amenities, and the quaint village of Dedham is just 6 miles to the west.

### Services

We understand mains water, electricity and drainage are connected. Oil-fired central heating.

### Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council  
Band B (2026)

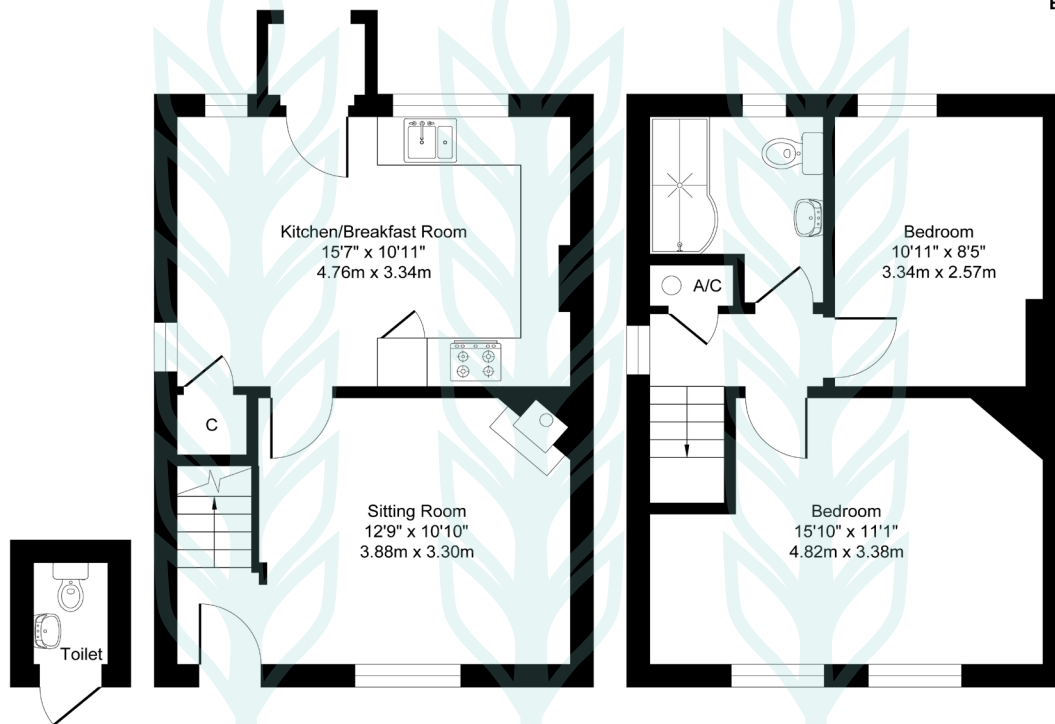
### EPC Rating

Current D(55). Potential B(88).



# 3 Bergholt Road, Brantham, Manningtree CO11 1QZ

Approximate Floor Area  
Main House - 705 sq. ft / 65.48 sq. m



Outside Toilet

Ground Floor

First Floor

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## Chapman Stickels

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