



Chester Grove, Summers Park  
£400,000

## Chester Grove

Chamberlain Phillips are delighted to present this impressive three-bedroom semi-detached home, ideally positioned within the highly sought-after Summers Park development.

Constructed by the well-regarded Rose Builders, this exceptional Barbier design combines contemporary styling with practical living, making it perfectly suited to first-time buyers, professional couples, and growing families alike.

Upon entering, a bright and welcoming hallway leads to a convenient ground-floor cloakroom and into the spacious open-plan living area. Flooded with natural light from overhead skylights and enhanced by bi-fold doors opening onto the rear garden, this versatile space is ideal for both everyday living and entertaining. The modern fitted kitchen is thoughtfully designed and fully equipped with a range of integrated appliances, offering both functionality and style.

The first floor comprises a well-proportioned principal bedroom with a sleek en-suite shower room, alongside two further bedrooms served by a contemporary family bathroom. Excellent built-in storage throughout the home ensures a clutter-free environment and maximises usable space.

Externally, the property benefits from a generous rear garden, a substantial driveway providing parking for multiple vehicles, and an oversized single garage, delivering both convenience and additional storage options.

This property offers a superb balance of modern design, practical layout, and desirable location, making it an outstanding opportunity in today's market.





- SITUATED ON SUMMERS PARK
- BARBIER DESIGN
- BUILT BY ROSE BUILDERS
- EXCEPTIONALLY PRESENTED
- GARAGE AND DRIVEWAY
- GENEROUS REAR GARDEN
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- VIEWING ADVISED



**AGENTS NOTES:**

Heating - Gas underfloor to ground floor and via radiators to first floor  
Services Connected - Mains  
Electric/Gas/Water/Drainage  
Council Tax Band - D  
Tenure - Freehold  
Mobile Availability - EE 80%, Vodafone 68%, 3 67%, O2 67%  
Broadband Availability - Ultrafast is Available



**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.

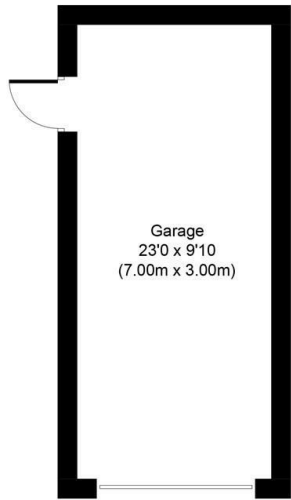
There is ready access to the A12 and the commuter can take advantage of train services to London's Liverpool Street Station from the towns mainline railway station which is an approximate 15 minute walk from the house.



## Floor Plan

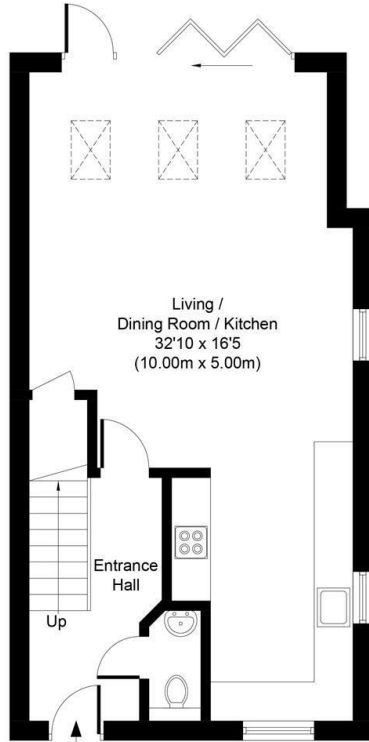
Approximate Gross Internal Area  
 Main House 946 sq ft (87.9 sq m)  
 Garage 230 sq ft (21.4 sq m)  
 Total 1176 sq ft (109.3 sq m)

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.  
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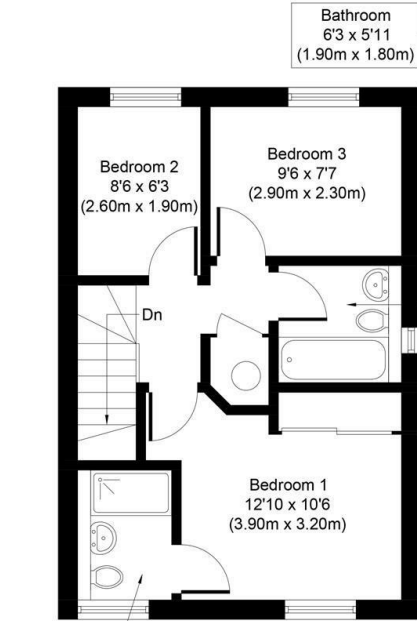
Garage  
 23'0 x 9'10  
 (7.00m x 3.00m)

(Not Shown In Actual  
 Location / Orientation)



Living /  
 Dining Room / Kitchen  
 32'10 x 16'5  
 (10.00m x 5.00m)

**Ground Floor**



Bathroom  
 6'3 x 5'11  
 (1.90m x 1.80m)

Bedroom 2  
 8'6 x 6'3  
 (2.60m x 1.90m)

Bedroom 3  
 9'6 x 7'7  
 (2.90m x 2.30m)

Bedroom 1  
 12'10 x 10'6  
 (3.90m x 3.20m)

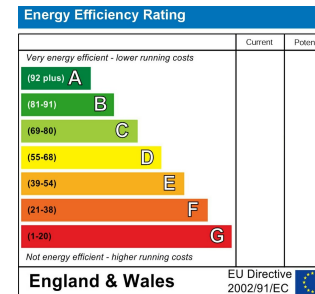
En-Suite  
 6'7 x 4'11  
 (2.00m x 1.50m)

**First Floor**

## Area Map



## Energy Efficiency Graph



Council Tax Band - D

Tenure - Freehold

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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