



Storeys Road, Brantham  
Guide Price £350,000 - £375,000

## Storeys Road, Brantham

Situated within the highly sought-after Stour View development in Brantham, this stunning Yewdale design home is beautifully appointed and perfectly positioned to enjoy excellent access to Manningtree town centre, the mainline railway station with direct links to London Liverpool Street, and the picturesque waterfront.

Designed with both style and practicality in mind, the well-planned accommodation comprises a welcoming entrance hall, a modern cloakroom, and a generously sized kitchen/dining room featuring a range of integrated appliances including fridge/freezer, dishwasher, induction hob, double oven, and washer dryer, all complemented by elegant Silestone worktops. The light-filled sitting room benefits from attractive French doors opening onto the patio and rear garden, creating a perfect space for both relaxing and entertaining.

Upstairs, the property offers three well-proportioned bedrooms, including a principal bedroom with en-suite shower room complete with a double shower cubicle, alongside a stylish family bathroom.

Further benefits include a driveway providing off-road parking, a garage, an electric vehicle charging point, gas-fired radiator heating, and the reassurance of a 10-year NHBC warranty (commencing April 2022).

This is an excellent opportunity to acquire a beautifully finished home in a highly desirable location, ideal for modern living.





## LOCATION

Brantham is a welcoming village in the heart of the picturesque Stour Valley, home to a close-knit community of over 2,300 residents. Set alongside the River Stour and close to Stutton, Tattingstone, East Bergholt and Flatford, it forms part of Constable Country, famed for inspiring the work of John Constable.

The village offers a good range of amenities including pubs, a Co-op, café, veterinary clinic, play areas, and both a preschool and primary school, making it ideal for families and those seeking a peaceful rural lifestyle.

Conveniently located between Ipswich and Colchester, Brantham benefits from excellent access to wider shopping, dining and leisure facilities. Nearby Manningtree, England's smallest market town, provides mainline rail links to London and beyond, as well as access to the Sunshine Coast.



## Agents Notes:

Tenure - Freehold

Council tax - Band D

Services - Mains electric/Mains

Drainage/Mains water/Mains gas

Heating - Gas boiler via radiators

Mobile - O2 likely, EE, Three &

Vodafone is limited.

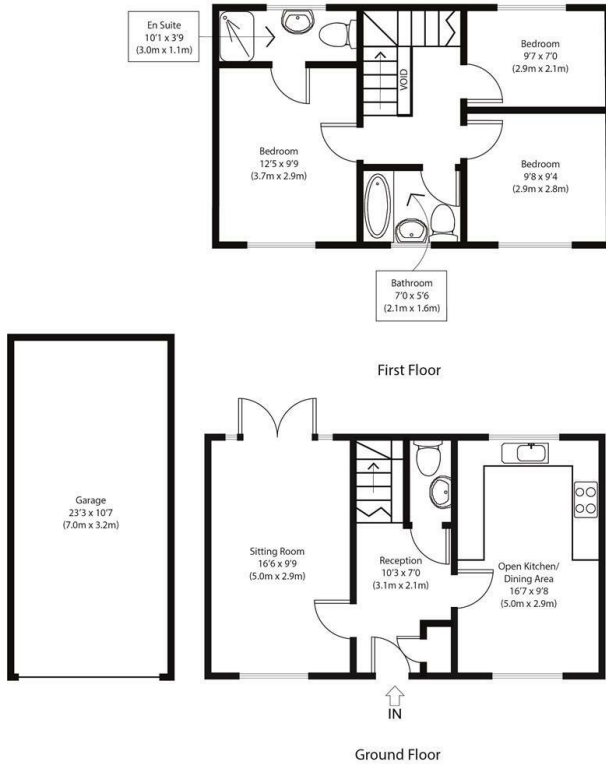
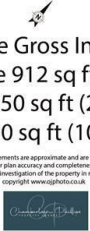
Broadband - Standard/Superfast & Ultrafast available.

Development Fee - An annual development maintenance charge is payable currently £179 PA

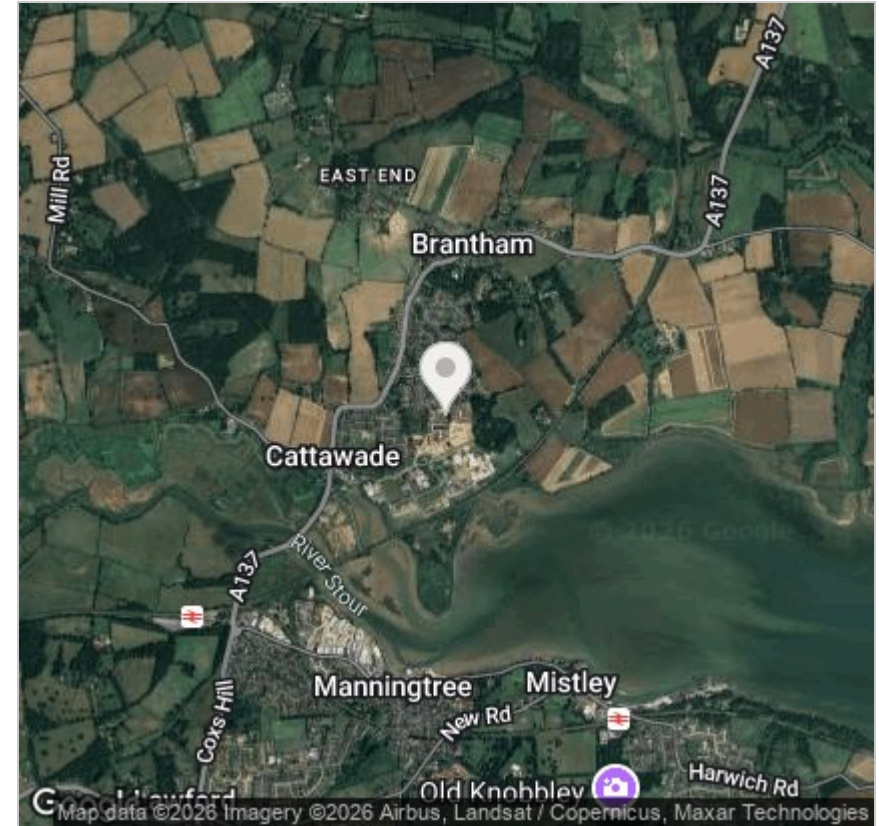
## Floor Plan

Approximate Gross Internal Area  
 Main House 912 sq ft (85 sq m)  
 Garage 250 sq ft (23 sq m)  
 Total 1160 sq ft (108 sq m)

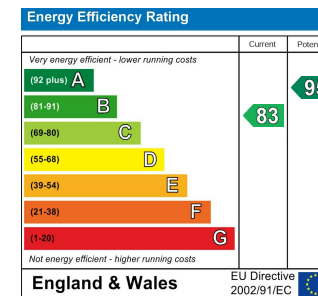
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.rightmove.co.uk



## 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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