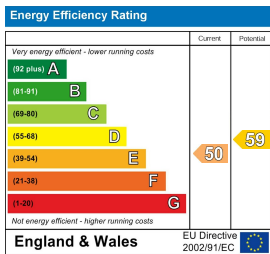


- Amazing detached and extended bungalow in show house condition
- Set in a stunning plot just under 1 acre
- Four Reception Rooms
- Three bathrooms (two en-suite)
- Total square footage including outbuildings 3,272
- Beautiful garden room
- Stunning landscaped gardens
- Double garage and car port
- Situated in the desirable village of Abberton
- Within Close Proximity To West Mersea & Colchester City Centre



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



## Property Description

An exceptional residence of scale, elegance, and seclusion, Manwood Tye is a beautifully appointed detached bungalow extending to approximately 3,272 sq. ft., set within grounds approaching one acre in the highly sought-after village of Abberton.

Positioned well back from the road behind electric wrought iron gates, the property is approached via a sweeping driveway with turning circle, immediately establishing a sense of grandeur and privacy. A detached double garage, traditional cart lodge, and extensive parking complete the impressive approach.

The interior has been meticulously designed to offer a seamless balance of refined entertaining space and relaxed family living, with an abundance of natural light throughout. The heart of the home is a striking country-style kitchen, flowing effortlessly into a spacious breakfast and garden room—an elegant yet welcoming space overlooking the grounds. A separate utility room and cloakroom provide further practicality.

A series of beautifully proportioned reception rooms enhance the versatility of the home, including a principal living room with tranquil garden views, a formal dining room, an inviting family room, and a dedicated study, perfectly suited to modern home working.

The bedroom accommodation is equally impressive, comprising

four generously sized bedrooms. The principal and guest suites benefit from luxurious en suite bathrooms, while the remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property enjoys a truly captivating setting with a Southwest facing garden, enjoying summer sunshine all day long. The grounds, extending to just under one acre, have been thoughtfully landscaped to create a private, parkland-style environment, with expansive lawns, mature trees, and specimen planting providing year-round interest and natural beauty. A separate external office offers an ideal retreat for work or creative pursuits.

Despite its idyllic rural surroundings, Manwood Tye remains superbly connected, with convenient access to Colchester, the A12 and A120, and the nearby coastline of Mersea Island. The area is renowned for its picturesque countryside, coastal charm, and exceptional lifestyle opportunities, from sailing and watersports to renowned local seafood.

