

Ipswich Road, Brantham

£500,000

Property Overview

Set within a plot approaching half an acre in the village of Brantham, this detached 1930s bungalow offers three bedrooms, a choice of reception spaces and generous grounds with scope for a range of uses.

A separate sitting room and dining room provide distinct spaces for relaxing and entertaining, while the kitchen/breakfast room offers space for informal dining. A conservatory adds a further place to sit and enjoy the garden, and a shower room serves the three bedrooms. A loft room provides additional space.

Outside, a summer house in the rear garden offers potential for use as a home office, providing a workspace away from the main house. A detached garage and separate detached workshop offer practical space for storage, hobbies or projects. The size of the plot is a particular feature, offering ample room for gardening and outdoor living.

The property may also appeal to buyers looking for a development opportunity. The plot lies within Brantham's village settlement boundary, and detached homes have been built in the rear gardens of neighbouring properties. There may be scope for a separate dwelling within the grounds, subject to obtaining the necessary planning permission.

























Property Setting:

Enjoying a desirable setting within the charming village of Brantham, Trampke offers an enviable lifestyle that perfectly balances countryside tranquillity with everyday practicality. Brantham is a well-regarded Suffolk village, popular with families and professionals alike, known for its welcoming community, useful amenities including a leisure centre, village hall, church, two public houses, co-op supermarket, cafe's, leisure facilities, excellent schooling and connectivity.

The surrounding area is rich in natural beauty, with the nearby River Stour, open countryside and sailing amenities helping to create a wonderful backdrop for family life and outdoor leisure. Whether enjoying riverside walks, exploring neighbouring villages or making the most of the wider Suffolk and Essex countryside, the location lends itself to a relaxed yet well-connected way of living.

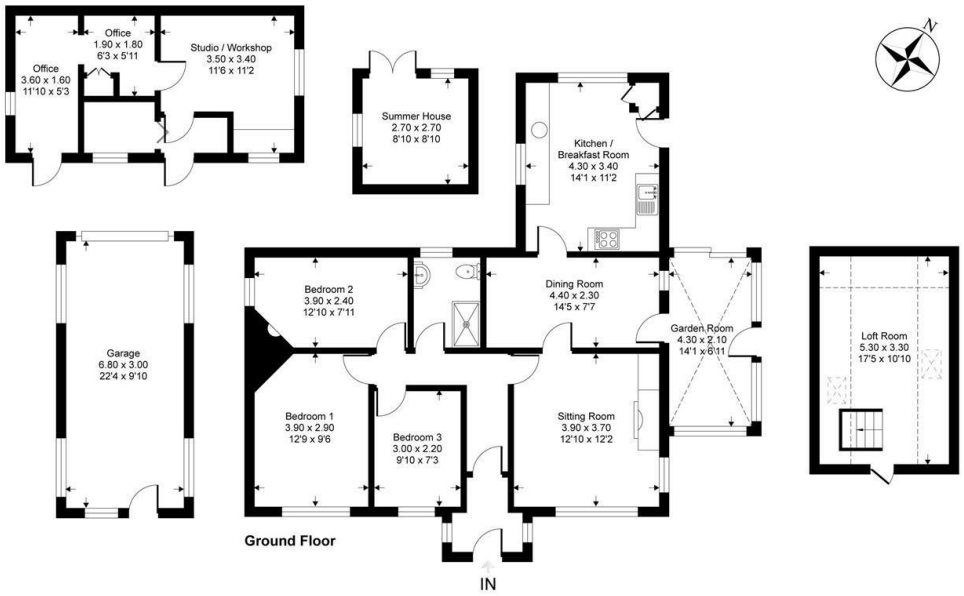
For families, the village provides a strong sense of community together with everyday essentials close at hand, whilst nearby Manningtree station offers direct rail services to London Liverpool Street, ideal for commuters. The A12 is also easily accessible, placing Ipswich, Colchester and the wider region within convenient reach. Altogether, this home represents a superb opportunity to enjoy a refined village lifestyle in one of the area's most convenient and well-placed settings.

Important Information:
Tenure - Freehold
Council Tax - Band C
Services Connected - Mains Electric/Water/Drainage
Heating - Electric radiators (Fischer System)
Telephone & Broadband - EE / O2- Good, Vodafone is likely
Broadband - Ultrafast broadband is available
** The property is of a non-standard construction, being reinforced concrete and therefore may restrict the pool of mortgage lenders that will lend a mortgage against it. One image has been digitalled altered to better show the room.*

Floor Plan

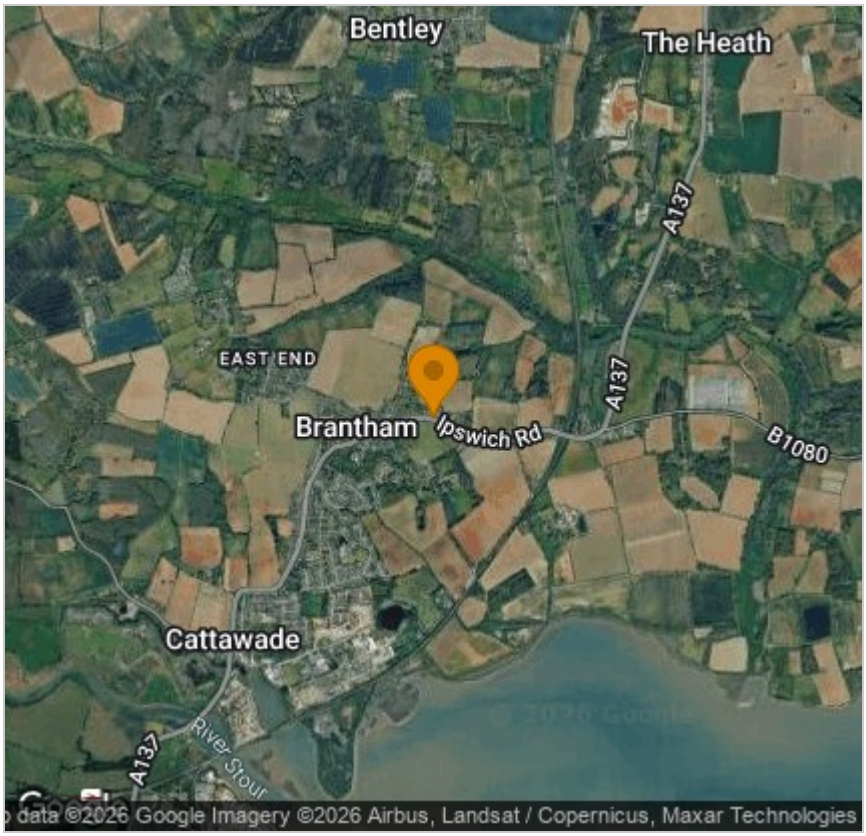
= Reduced headroom

Approximate Gross Internal Area = 99.1 sq m / 1067 sq ft
Approximate Garage Internal Area = 20.3 sq m / 219 sq ft
Approximate Outbuildings Internal Area = 32 sq m / 345 sq ft
Approximate Total Internal Area = 151.4 sq m / 1631 sq ft
(excludes restricted head height)

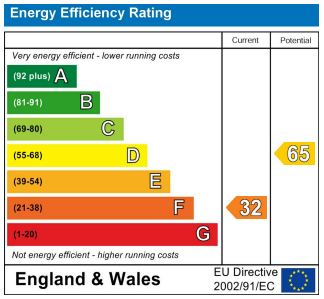


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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