



EH

EXQUISITE
HOME



THE HOUSE BY THE RIVER

Located on a quiet close in the peaceful village of Bradfield is this handsome detached family home with plenty of off street parking. It has four reception rooms, a cloakroom, four bathrooms and five bedrooms. There is also a smart and contemporary kitchen with utility room and a double garage.

Built twenty years ago, the house is arranged over three floors. The front door leads into the inviting wooden floored hallway with a useful cupboard and a smart cloakroom leading off. The good sized study is ideal for anyone who has to work from home. The former dining room is currently being used as an accessible bedroom, but if desired, could easily be converted into a playroom, hobby room or another home office. The dual aspect living room has an attractive stone fireplace with electric fire and has more than enough room for multi-generational living and entertaining. The exceptionally spacious conservatory opens off it via a pair of double doors and has two ceiling fans, double and a single door into the garden. Over the years, the present owners have used it to accommodate family when celebrating at Christmas and New Year. It is heated by a gas fire, meaning it can be used all year round.

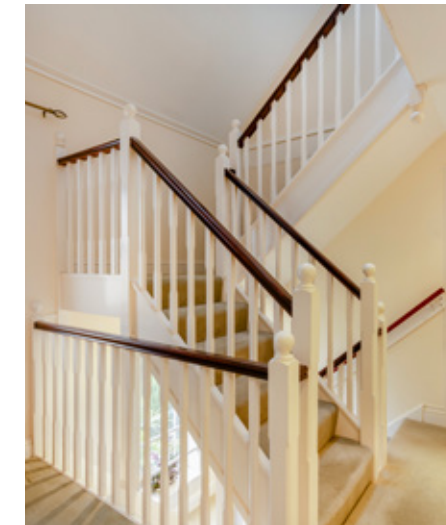
The kitchen, with its cream wooden cabinets, Rangemaster double oven with gas hob and extractor hood, double sink and integrated dishwasher is a keen cook's dream. There is generous storage and preparation space and lovely views over the garden. Next door, the utility room has a second sink, lots of cupboards and plumbing for a washing machine and tumble dryer. The breakfast room opens off the kitchen via an archway and has more than enough space for a table and chairs and furniture. The layout on the ground floor is such that it would suit any family configuration. The integrated greenhouse completes the accommodation on this level, a space where the owners have successfully grown tomatoes, cucumbers and many other wonderful crops over the years.





VERSATILITY AND POTENTIAL

The staircase rises from the hallway to the first floor landing, flooded with natural light streaming through the double height oval window. It benefits from an airing cupboard and clothes cupboard. The generously proportioned principal bedroom has fitted wardrobes and an unusually large four piece en suite bathroom with plenty of storage. The fourth bedroom has two windows and a fitted wardrobe, while the fifth bedroom, a little smaller, also has a fitted cupboard and would make the perfect nursery or child's bedroom. The four piece family bathroom has a corner bath with a shower over and a walk in shower. Up in the eaves, the second floor landing has a skylight, keeping this part of the house light and inviting. The second and third bedrooms are mirror image, both with a dormer window and a smart, contemporary en suite shower room with heated towel rail. These bedrooms have provided guest accommodation many times over the years, and now are used as a teenage hangout at the weekends.

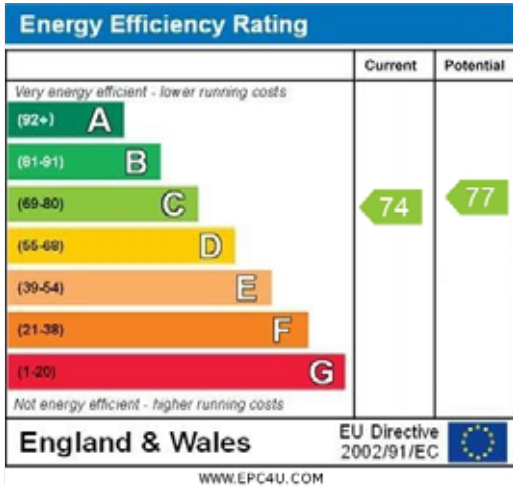


LOCATION

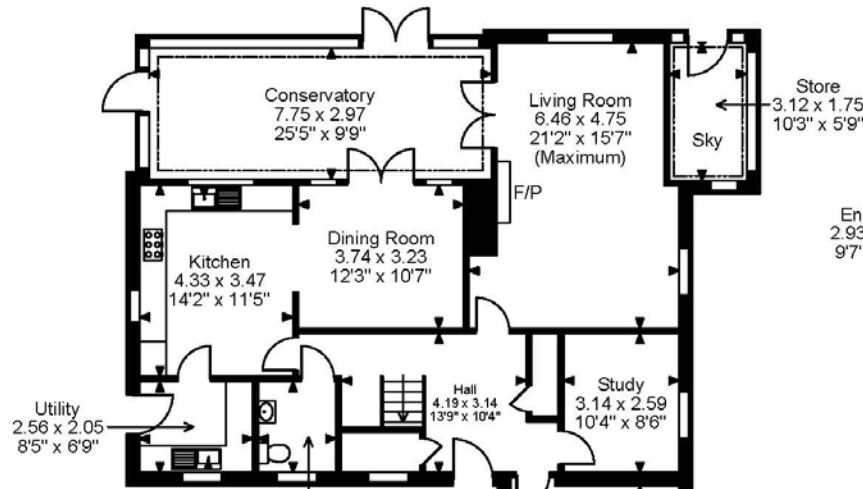
The easy to manage garden wraps around the house and is mainly laid to lawn. There is a small patio to the rear and the potential to put in flowerbeds, raised beds and container planting.

Bradfield sits on the edge of Wrabness Nature Reserve and the RSPB Stour Estuary. It enjoys beautiful views over the River Stour on the northern bank of the Tendring peninsula. It has a primary school, post office, a pub, village hall and the Grade II listed parish church of St Lawrence, with its twelfth century tower. Manningtree is four miles away and Harwich eight miles. Transport links are good, with trains running from Manningtree directly into London Liverpool Street with a journey time of just under an hour. The A12 is close by.

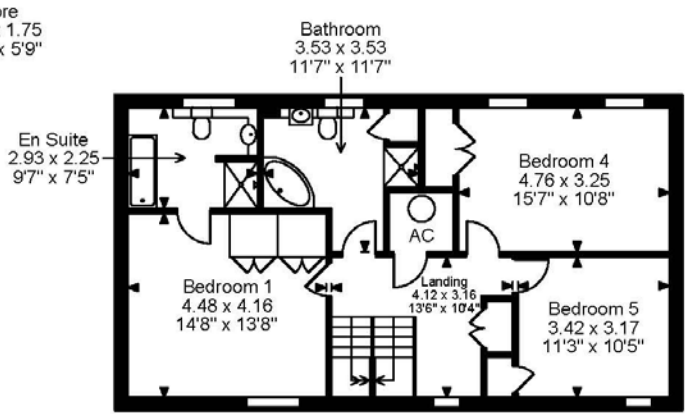
Spacious, flexible, with off street parking, three floor of accommodation, a garden full of potential and in a charming village location, this handsome family home is immaculate inside and out.



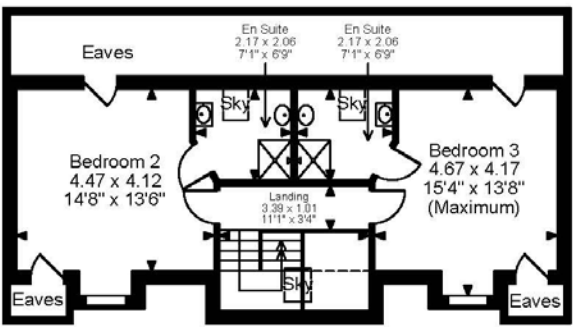
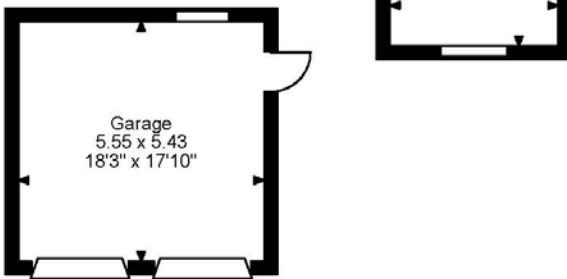
Approximate Gross Internal Area
Main House = 2856 Sq Ft/265 Sq M
Garage = 324 Sq Ft/30 Sq M
Total = 3180 Sq Ft/295 Sq M



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent.



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