

Chamberlain Phillips
PROPERTY AGENTS

New Village, Brantham

Offers In Excess Of £270,000

Property Overview

A charming and extended three-bedroom semi-detached home, ideally positioned within the popular village of Brantham. Enjoying a delightful setting with open farmland views to the front and a south-facing rear garden, this property offers a wonderful balance of character, space, and countryside outlook.

The accommodation begins with an inviting entrance hallway leading through to a spacious open-plan lounge/dining room. This impressive dual-aspect space is filled with natural light and features a log burner, creating a warm and welcoming focal point—perfect for both relaxing and entertaining. To the rear, a bright and airy kitchen offers ample storage and workspace, seamlessly connecting to a useful utility area and a ground floor shower room, adding further practicality to the home.

Upstairs, there are three well-proportioned bedrooms, with the principal bedroom enjoying far-reaching views over open fields. A family-friendly layout completes the first floor.

Externally, the property benefits from a generous south-facing rear garden, ideal for outdoor dining and enjoying the sun throughout the day. To the front, the uninterrupted farmland views provide a peaceful and scenic outlook, enhancing the home's overall appeal.

A fantastic opportunity to acquire a well-presented home in a desirable village location, offering extended living space and beautiful countryside surroundings.

























- THREE BEDROOM EXTENDED SEMI DETACHED HOME
- BEAUTIFUL FIELD VIEWS TO THE FRONT
- LOCATED IN THE POPULAR VILLAGE OF BRANTHAM
- DOWNSTAIRS SHOWER ROOM
- ENCLOSED REAR GARDEN
- LIVING/DINING ROOM

Property Setting:
Brantham is a large village in the Stour Valley with a population of more than 2,300. The river forms one of its boundaries and it is surrounded by picturesque countryside including the villages of Stutton, Tattingstone, East Bergholt and Flatford (famous for inspiring many paintings of John Constable and known as Constable Country). The village is ideally situated halfway between Ipswich, the county town of Suffolk, and historic Colchester, Essex. Their shops, facilities, bars, restaurants and nightlife are easily accessed by public transport as well as by car.

Manningtree, reputedly the smallest market town in England, lies across the River Stour and its railway provides fast links to London, Norwich, the ports of Harwich and Felixstowe, and the beautiful beaches of the Sunshine Coast. Brantham is lucky that it has many amenities including, churches, pubs, a co-op, a cafe, a vet, three play areas, a preschool and primary school.

Agents notes:
Tenure - Freehold
Council Tax - Band B
Services - Mains Gas/Electric/Water/Drainage
Heating - Gas fired radiators
Mobile Availability - EE - 82% / Three - 68% / Vodafone - 67% / o2 - 65%
Broadband Availability - Ultrafast broadband is available
The dining room image has been digitally stage as its currently being used as a bedroom.

Floor Plan



Ground Floor First Floor

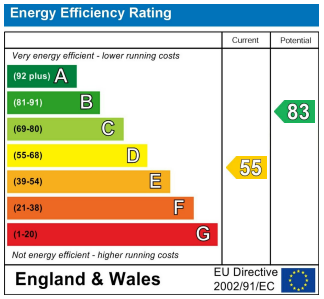
Approximate Gross Internal Area
820 sq ft (76 sq m)

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.
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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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