



Orvis Lane, East Bergholt
£650,000

East Bergholt

* SOLD VIA DISCREET MARKETING *

Tucked away in the scenic Dedham Vale an officially designated Area of Outstanding Natural Beauty this well-presented home offers comfort, space, and a welcoming atmosphere for a wide range of buyers. Built in 1989 and thoughtfully updated throughout, it provides a wonderful setting for families, downsizers, or first-time homeowners looking to settle in a sought-after village location.

The property features four spacious double bedrooms and a family bathroom, with a layout designed for practical, everyday living. The entrance hall opens into a generous lounge/dining room, which connects seamlessly to a light-filled conservatory ideal for relaxing or enjoying time with friends and family while taking in views of the garden.

A recent full renovation has enhanced both the style and functionality of the home. The kitchen, fitted with contemporary appliances and finishes, serves as a practical hub for modern living and daily routines.

Outside, the home continues to impress. The front garden, finished with shingle for easy maintenance, offers off-road parking and leads to a detached double garage with power and lighting. At the rear, a west-facing garden provides a peaceful, private outdoor space with a patio area perfect for dining or unwinding, along with convenient gated rear access and a side door to the garage.

Located in East Bergholt, this home places you at the heart of Constable Country while keeping you well connected. The A12 and nearby mainline stations at Manningtree and Colchester make commuting straightforward, and the village offers excellent local amenities, schools, and leisure opportunities including golf and sailing.

An opportunity as rare as this, sold prior to the open market, is a testament to the desirability, underlining both its quality and the enduring appeal of its location.





LOCATION

East Bergholt is set in the sought-after Dedham Vale an area of outstanding natural beauty. The village is much admired and well known for its connections with John Constable, the renowned painter, it is well catered for with good local facilities including a general store, post office, bakery, chemist, church, schools and several public houses.

East Bergholt is situated in the undulating countryside of the Stour Valley with easy access to the A12 trunk road providing main routes to the A14, The Midlands, London and the major motorway networks. The centres of Ipswich and Colchester are also easily accessible with their more comprehensive shopping and educational facilities and the commuter can take advantage of mainline train services to London's Liverpool Street Station from both Manningtree and Colchester.

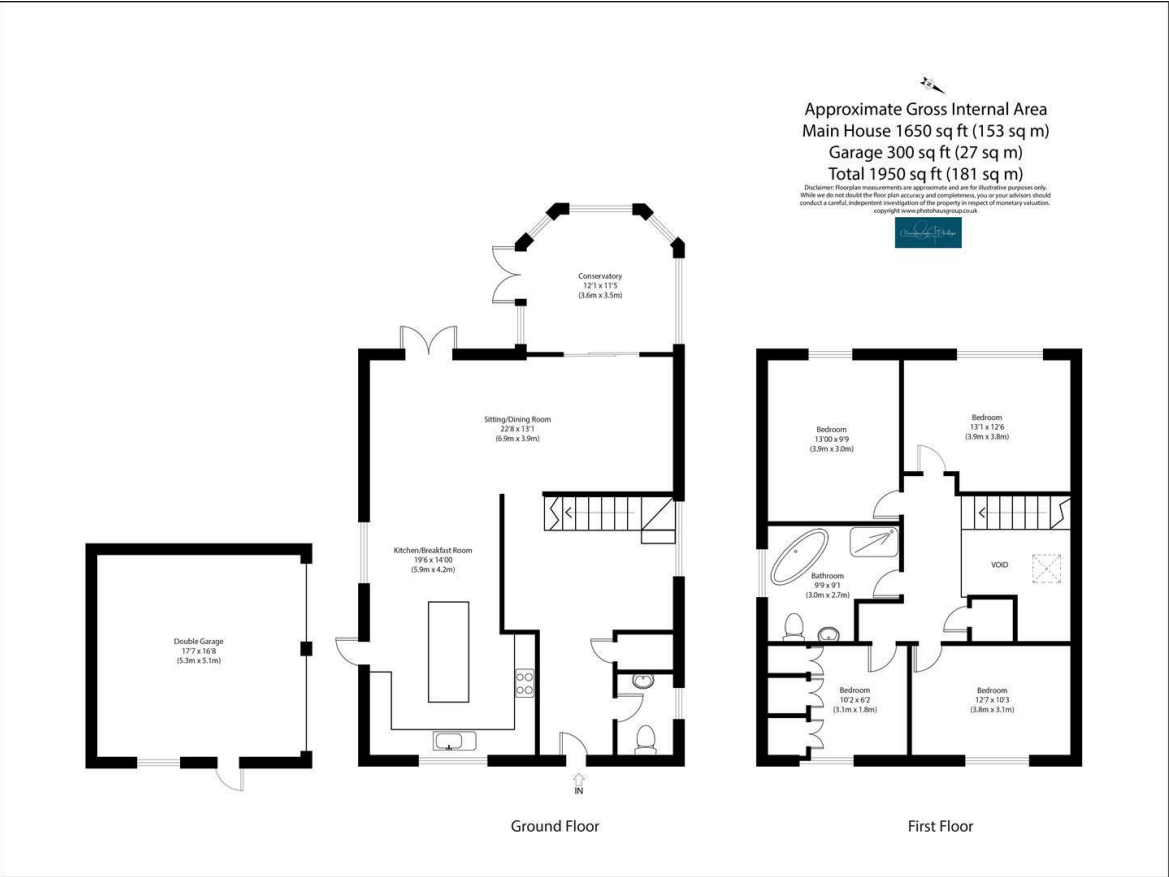
There are excellent recreational facilities in the area including sailing on the Orwell, Deben, Colne and Stour, golf courses at Stoke by Nayland, Colchester and Woodbridge.

Agents notes:

Tenure - Freehold
Council Tax - Band E
Services Connected - Mains
Gas/Electric/Water/Drainage
Heating - Radiators via Gas Boiler
Telephone - All networks are limited
Broadband - Ultrafast broadband is available

- FOUR BEDROOM DETACHED FAMILY HOME
- DETACHED DOUBLE GARAGE AND OFF ROAD PARKING
- EXCEPTIONALLY PRESENTED THROUGHOUT
- SOLD VIA DISCREET MARKETING

Floor Plan



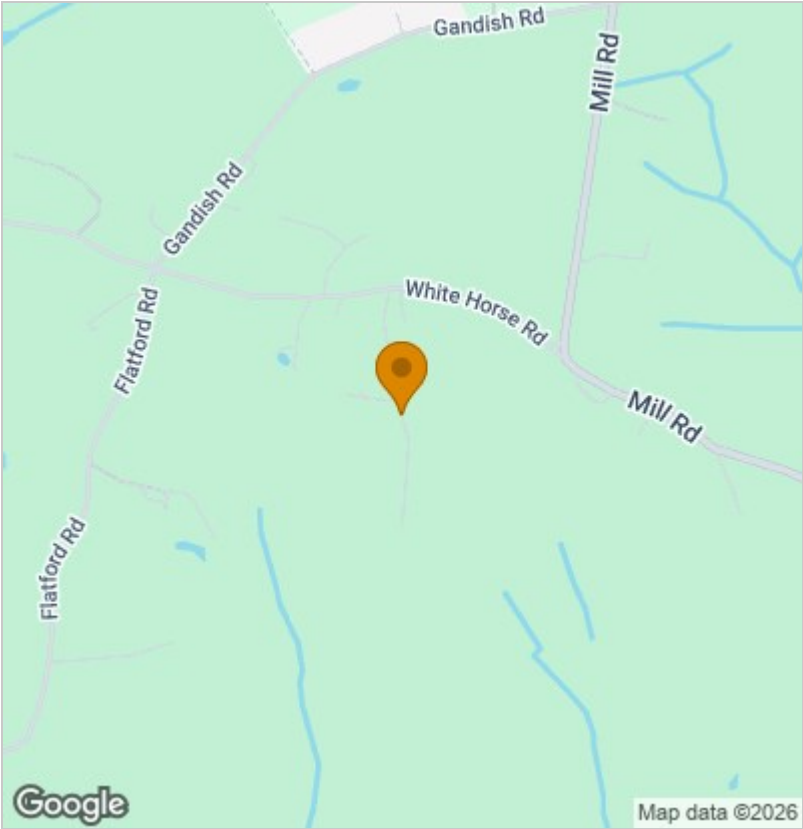
Viewing

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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Area Map



Energy Efficiency Graph



Council Tax Band - E

Tenure - Freehold