Chamberlain Phillips
PROPERTY AGENTS

Church Lane, Brantham

£675,000

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Enjoying an enviable village setting with stunning far-reaching views across the Stour Estuary, this beautifully presented detached family home offers spacious and versatile accommodation, ideal for modern family living.

A welcoming entrance hall leads through to the dining room, which features French doors opening onto the south-facing garden. The generous sitting room enjoys a feature fireplace with log burner, while the well-appointed kitchen boasts quartz worktops, a central island, ample storage and direct access to the garden. A separate utility room, cloakroom and a versatile study, ideal as a home office, playroom or fifth bedroom, complete the ground floor.

On the first floor, a spacious and light-filled landing creates a wonderful sense of space and enhances the feeling of openness. The principal bedroom benefits from a stylish en-suite shower room, while a second generous double bedroom enjoys the luxury of an adjoining dressing room, offering excellent storage and flexibility. Two further well-proportioned bedrooms provide comfortable accommodation for family members, guests or those working from home. Completing the first floor is a well-appointed family bathroom, fitted with a modern suite including a bath with shower over, serving the remaining bedrooms.

Outside, electrically gated parking provides ample space for several vehicles and leads to a detached garage with power and lighting. The south-facing rear garden is a real highlight, featuring a covered veranda over the patio, a decked seating area with space for a hot tub, lawn, mature planted borders and breathtaking countryside views across the Stour Estuary, creating a wonderful space for both entertaining and everyday family life.

- COUNTRYSIDE VIEWS ACROSS STOUR ESTUARY
- SOUTH FACING GARDEN
- OFF ROAD PARKING WITH DETACHED GARAGE
- VILLAGE LOCATION
- DETACHED FAMILY HOME
- UTILITY ROOM
- PRINCIPLE BEDROOM WITH ENSUITE
- STUDY
- VIEWING HIGHLY RECOMMENDED

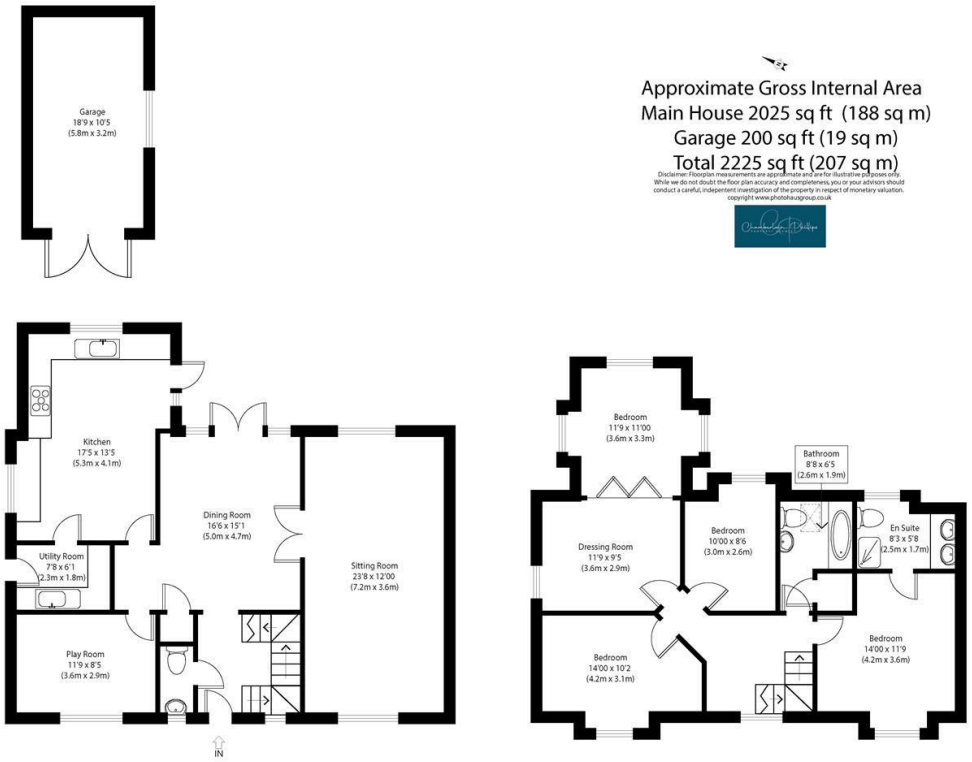
LOCATION:

Brantham is a large well-served village in the Stour Valley with the river stour forming one of its boundaries and it is surrounded by picturesque countryside. 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 a well-served village offering an excellent range of local amenities, including churches, traditional pubs, a convenience store with an adjoining Co-op, a café, Chinese restaurant, veterinary practice, three children's play areas, two pre-schools and a highly regarded primary school. The village also falls within the catchment area for East Bergholt High School and Manningtree High School, making it an attractive choice for families.

Agents notes:
Tenure - Freehold
Council Tax - Band F
Services - Mains Gas/Electric/Water/Drainage
Heating - Gas fired radiators
Mobile Availability - O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent. (Source Ofcom)
Broadband Availability - Ultrafast is available (Source Ofcom)
Sellers are have an EV point fitted on the 1st September 2026.

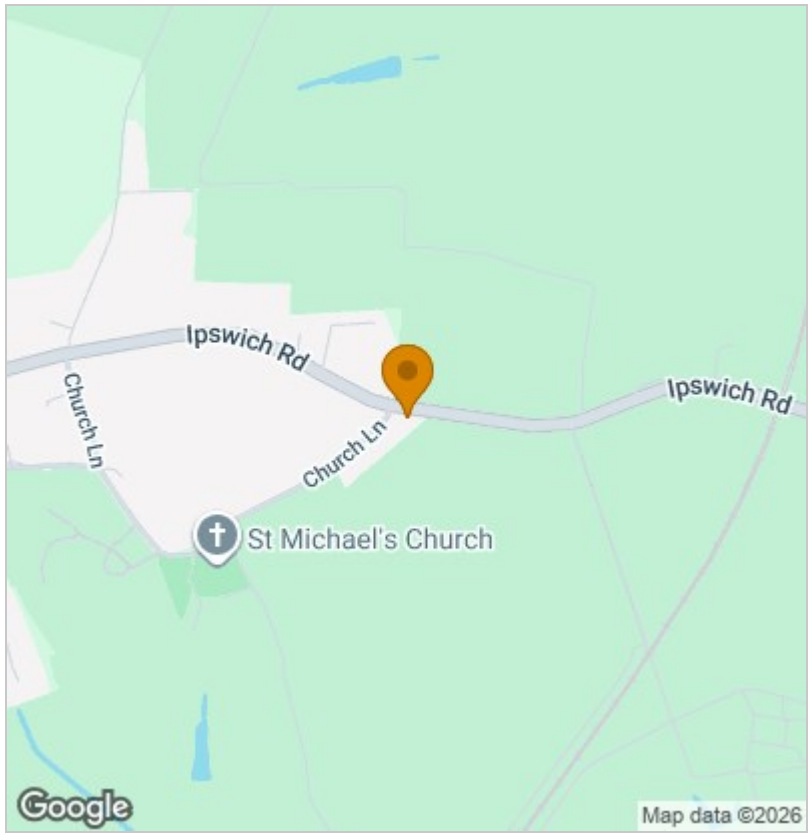
Floor Plan



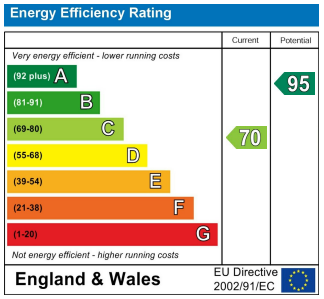
Ground Floor

First Floor

Area Map



Energy Efficiency Graph



Council Tax Band - F

Tenure - Freehold

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.

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