

Lawford, Manningtree

An exceptional, bespoke, one-off new build home finished to the highest of standards in Lawford, Manningtree.

Guide price £900,000

Tile Barn Lane

Lawford, Manningtree, CO11



- South-facing private garden
- Garden room
- Luxurious bathrooms with a freestanding bath, designer sink, and a spacious walk-in shower.
- Guide Price £900,000 - £950,000
- Double garage - with accommodation above
- Charming local shops, pubs, and restaurants nearby
- Stylish Exterior with Siberian Larch Cladding
- Excellent schools
- Bright, modern kitchen with skylight
- Multiple living areas

The Property

Stepping over the threshold, you're greeted by a Scandinavian-inspired aesthetic and a high-quality finish that flows throughout the home. At the heart of the property lies the expansive, light-filled living kitchen area, with large bifold doors that open to garden views, blending indoor and outdoor spaces seamlessly. The kitchen itself features a stunning Hacker natural larch wood design with illuminated drawers, dual built-in fridge freezers, Quooker tap and premium Neff appliances, including an induction hob with downdraft and extractor. Bifold windows further enhance the space, perfect for entertaining with an indoor-outdoor feel.

Hidden behind discreet doors, the utility room provides additional storage, a raised washer and dryer setup, and a sink, ensuring function meets form. Adjacent to the kitchen, the dining and living area is generously sized, with dual-aspect lighting and wood-style cork flooring, creating a warm and inviting space. Off the hallway, there's a study with a charming box bay window, and a cosy living area featuring a log burner and bi-fold doors that lead out to the patio, making this an ideal retreat in any season.

Ascending to the first floor, you're guided by a handcrafted staircase that showcases exquisite parquet oak flooring, beautifully framed by a sleek glass balustrade. On the first floor, you'll find four spacious double bedrooms, two of which feature bespoke built-in storage, with one enjoying the added luxury of an en-suite shower room. Both the en-suite and the family bathroom are beautifully appointed with Duravit vanity units, Grohe fittings, and underfloor heating, adding to the sense of luxury. The family bathroom also includes a walk-in shower, a bathtub with soft LED lighting, a low-level WC, and a sleek basin, providing a refined atmosphere for ultimate relaxation.

On the second floor, the principal suite awaits, featuring vaulted ceilings and breathtaking views. This elegant space includes a spacious walk-in wardrobe with floor-to-ceiling mirrors, adding both functionality and luxury. The en-suite bathroom offers a large shower, double sink, and underfloor heating, creating a warm, inviting retreat. Additionally, a private spa bathroom enhances the suite, complete with a soaking tub positioned to enjoy picturesque views over the surrounding fields, making this principal suite a truly serene and indulgent sanctuary.

The Outside

This property offers a blend of privacy, functionality, and charm with beautifully designed outdoor spaces and versatile additional accommodation. A secure, gated driveway leads to off-road parking and a double garage, ensuring both convenience and seclusion. The front of the property is framed by a well-maintained walkway and manicured lawns, enriched with verdant trees and thoughtfully arranged flower beds.

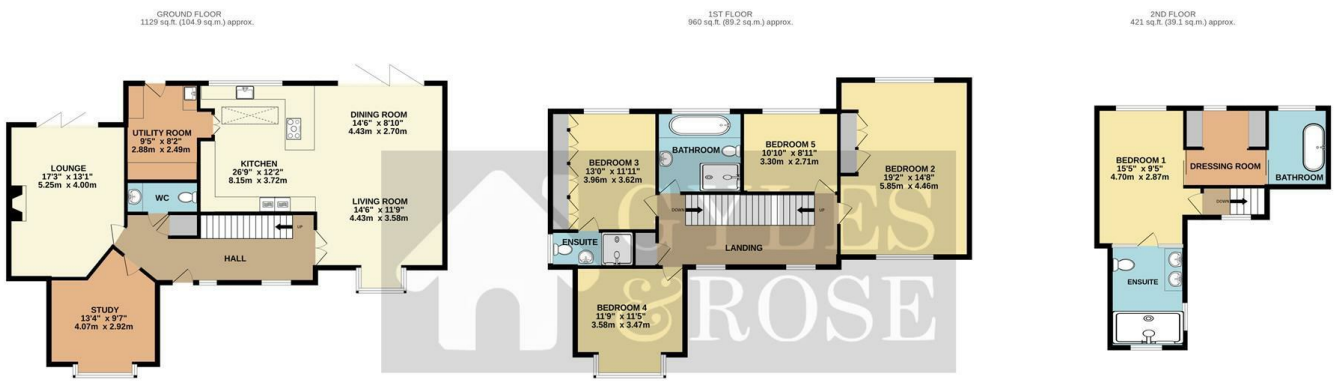
The rear south-facing garden serves as a private oasis, featuring a lush lawn and a spacious patio ideal for entertaining, with multiple access points from the house. An inviting outbuilding, complete with expansive bifold doors, houses a cosy living area with a log burner and a fully fitted outdoor kitchen with a dishwasher, concrete countertops, and a convenient WC—perfect for hosting or relaxing.

Above the double garage, accessed via an external staircase, is an additional studio with a private shower room and built-in storage, offering flexible accommodation options for guests, extended family, or a home office. This thoughtfully designed property combines elegance, versatility, and practicality, providing a luxurious yet functional retreat.

The property also benefits from a bin store and garden shed for additional storage.



Floor Plan



TOTAL FLOOR AREA : 2510 sq.ft. (233.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	100		

Energy Efficiency Rating Legend:
 (92-100) A (Very energy efficient - lower running costs)
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G (Not energy efficient - higher running costs)

Environmental Impact (CO₂) Rating Legend:
 (81-91) A (Very environmentally friendly - lower CO₂ emissions)
 (69-80) B
 (55-68) C
 (39-54) D
 (21-38) E
 (1-20) F (Not environmentally friendly - higher CO₂ emissions)

England & Wales EU Directive 2002/91/EC