



Manwood Tye
Mersea Road | Abberton | CO5 7NR

FINE & COUNTRY

OVERVIEW

Set within approximately an acre of beautifully established grounds in the desirable village of Abberton, this exceptional four/ five bedroom detached bungalow offers around 2314 sq. ft of versatile accommodation plus numerous outbuildings.

Approached via a sweeping driveway behind electric gates, the property further benefits from a double garage, cart lodge and outside office.









STEP INSIDE

Manwood Tye

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The entrance hall provides a welcoming introduction, setting the tone for the light-filled and well-balanced accommodation that unfolds beyond.

At the heart of the home lies the kitchen/breakfast room, thoughtfully designed in a classic country style with a natural flow into the adjoining family room. This space is particularly impressive, light and airy, with double doors opening directly onto the garden, inviting the outside in. Low-level windows run along one wall, allowing light to pour in at different times of the day and creating a bright yet comfortable atmosphere. Together, the kitchen and family room form a sociable hub of the home, equally suited to relaxed daily living and informal entertaining, with a nearby utility area and cloakroom enhancing practicality.

The reception rooms offer both versatility and refinement. The living room provides a calm and comfortable setting, centred around a fireplace and enjoying views across the gardens, while the formal dining room, also featuring a fireplace, presents an elegant backdrop for gatherings and occasions.

The four bedrooms are all generously sized and thoughtfully arranged. Additionally a separate study offers a quieter space, ideal for home working, but can be used as a fifth bedroom. The principal bedroom enjoys its own en suite, with bedroom two also benefiting from en suite facilities. Bedrooms three and four are served by a well-appointed family bathroom, creating a layout that accommodates both family living and visiting guests with ease.



STEP OUTSIDE

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The grounds are a defining feature of the property, extending to around an acre and offering a peaceful, parkland-style setting. Mature trees, established planting and areas of natural woodland provide privacy and interest throughout the seasons, while expansive lawns create space to relax and enjoy the surroundings.

The sweeping driveway offers an impressive approach and a generous turning circle, leading to a detached double garage and a traditional cart lodge. In addition, a separate summerhouse doubles as an outside office to provide a versatile space, ideal for those seeking a dedicated workspace, studio or hobby room away from the main home. There are two additional summerhouses, a raised decked area, a secluded patio and zoned grassed areas to offer amazing versatility.

LOCATION

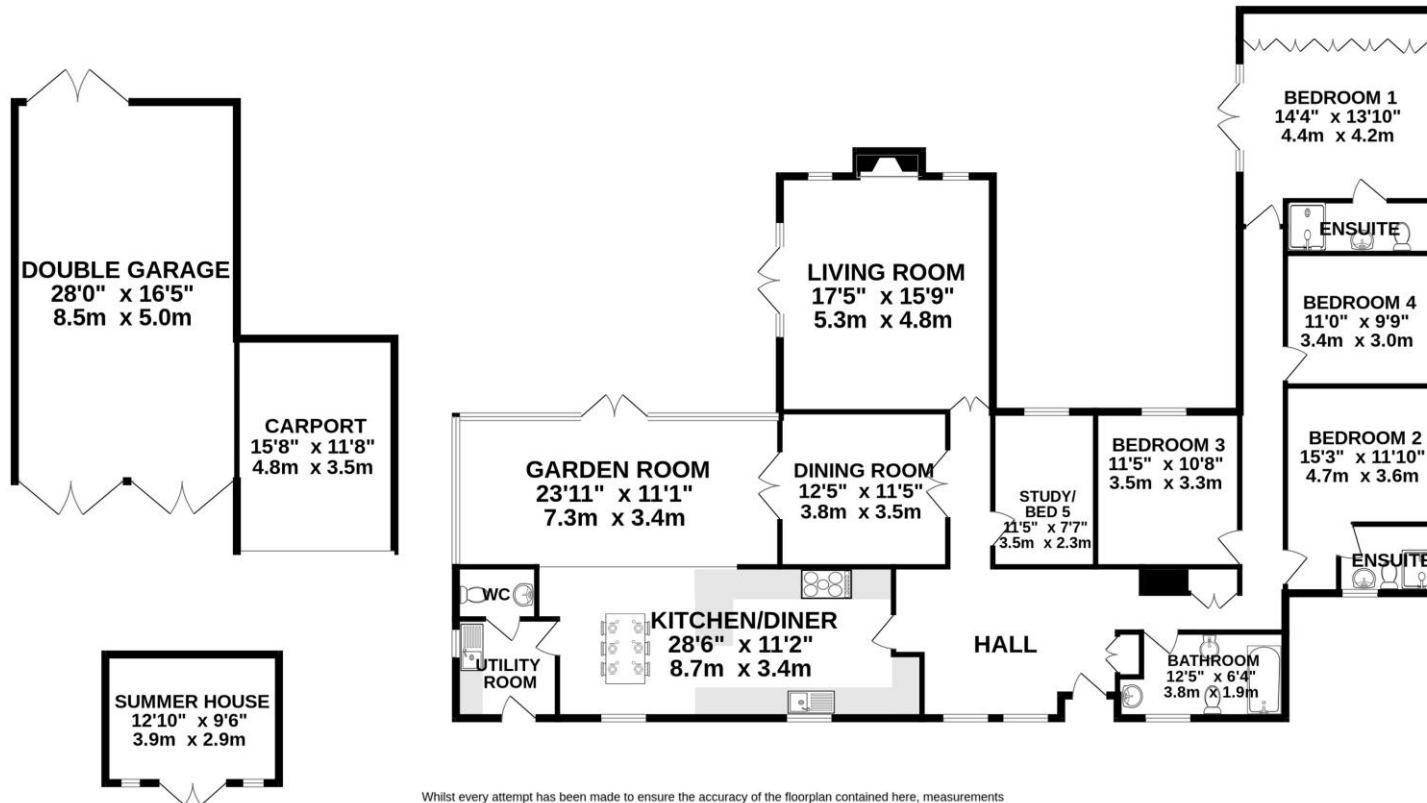
Abberton is a highly regarded village set within attractive North Essex countryside, close to the Abberton Reservoir and within easy reach of both Colchester city centre and Mersea Island. The setting offers a combination of rural charm and accessibility, with scenic walks, coastal pursuits and open landscapes all close at hand.

Colchester provides a wide range of amenities including shopping facilities, leisure centres, restaurants and mainline rail services into London Liverpool Street. The nearby A12 and A120 offer convenient road links across the region.

For everyday needs, nearby villages such as Langenhoe and Layer-de-la-Haye provide local amenities, while West Mersea offers a vibrant coastal atmosphere, well known for its sailing, seafood and waterfront dining.

A selection of well-regarded schooling is available in the area, including local primary schools such as Langenhoe Community Primary and Layer-de-la-Haye Primary. In Colchester, there are highly sought-after grammar schools including Colchester Royal Grammar School and Colchester County High School for Girls, alongside respected independent options such as Holmwood House School, St Mary's School for Girls, and Colchester High School.

GROUND FLOOR



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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RICHARD SEELEY
 SALES MANAGER

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