



Property Overview:

Set within a generous plot approaching 1/3 acre with uninterrupted views over open countryside, this individually designed home, finished to an exceptional specification, was thoughtfully created by the current owners around five years ago. Located in one of the area's most sought-after villages, it offers a rare combination of contemporary comfort, timeless charm, and a peaceful semi rural setting.

The first floor is dedicated to restful and versatile accommodation, comprising four spacious double bedrooms. The principal suite is a true sanctuary, complete with a walk-in wardrobe and luxurious en-suite, while the second bedroom also enjoys a stylish en-suite. A well-appointed family bathroom, part-galleried landing, and a convenient laundry chute leading to the utility/boot room ensure the upper floor is as practical as it is elegant.

The ground floor provides generous and flexible living spaces, beginning with a welcoming reception hall that sets the tone for the home. The sitting room, featuring a characterful wood-burning fireplace, creates a cosy yet sophisticated retreat, while a versatile office/bedroom five, with a built-in desk unit, offers the perfect space for remote working or guest accommodation.

At the heart of the home lies a spectacular kitchen/dining/family room, designed for both daily living and entertaining. Boasting a large central granite and oak island with breakfast bar, bi-folding doors opening seamlessly onto the garden, and fully integrated appliances including a dishwasher, fridge/freezer, hot tap, ovens, warming tray, and induction hob, this space embodies contemporary lifestyle living while a separate utility/boot room enhances convenience and organisation.

Externally, the property continues to impress. A detached double garage and a driveway providing ample parking for multiple vehicles cater to practical needs, while the southwest facing rear garden offers a private haven for relaxation and entertaining. A paved patio, two storage sheds, and a fully equipped outdoor kitchen with granite bar, built-in BBQ, rotisserie, and oak cabinetry create an exceptional space for alfresco dining and summer gatherings with family and friends. The garden's generous proportions also allow room for children to play or for additional landscaping if desired.

Sustainability and modern efficiency are seamlessly integrated, with an air source heat pump, underfloor heating to the ground floor, and solar panels with 5kW battery storage, combining eco-friendly living with comfort and style.

This remarkable home represents a unique opportunity to enjoy a high specification property in a tranquil village setting, perfectly suited to family life, entertaining, and a relaxed countryside lifestyle.





- SUBSTANTIAL DETACHED FAMILY HOME
- CONSTRUCTED BY THE CURRENT OWNER SOME FIVE YEARS AGO
- FINISHED TO A HIGH SPECIFICATION
- EVER REQUESTED VILLAGE LOCATION
- PLOT APPROACHING 1/3 ACRE
- DETACHED DOUBLE GARAGE
- STUNNING OUTDOOR KITCHEN
- UNDERFLOOR HEATING TO GROUND FLOOR
- SOLAR PANELS WITH 5KW STORAGE
- SOUTHWEST FACING GARDEN







Property Setting:

The charming village of Stutton is set on the Shotley Peninsula in South Suffolk, surrounded by unspoilt countryside and the scenic banks of the River Stour. Offering a peaceful village lifestyle, Stutton is home to a welcoming community, a traditional pubs, village hall and a well-regarded primary school, making it particularly popular with families.

The area is rich in natural beauty, with an abundance of footpaths and bridleways ideal for walking, cycling and horse riding, while the nearby Stour Estuary provides opportunities for sailing, birdwatching and enjoying the outdoors.

Despite its tranquil setting, Stutton is well connected. The A12 and A14 are within easy reach, giving quick access to Colchester, Ipswich and the wider road network. Manningtree railway station is just a short drive away, providing direct trains to London Liverpool Street in under an hour, making the village attractive to commuters as well as those seeking a slower pace of life.

With its blend of rural charm, excellent connections and proximity to the stunning Suffolk and Essex coastlines, Stutton offers an idyllic location to call home.

Agents Notes:

Tenure - Freehold

Council tax - Band D

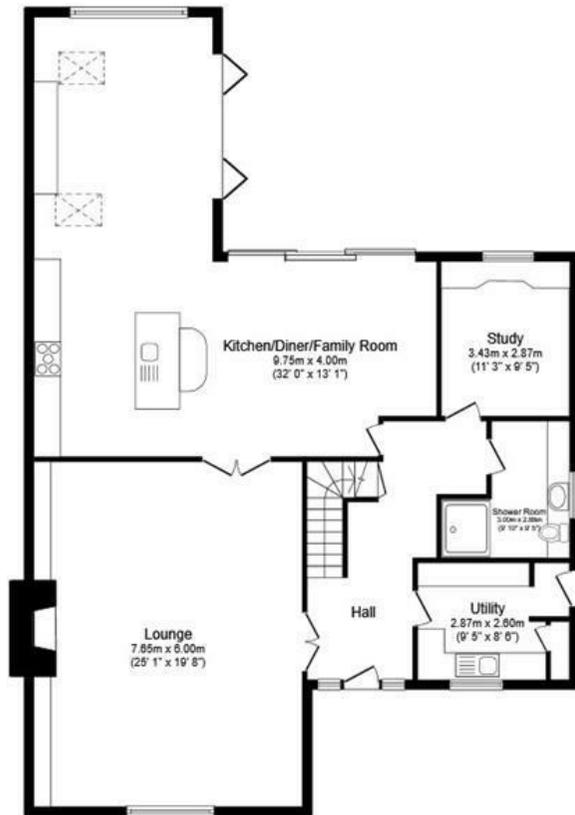
Services - Mains Electric, water & Drainage

Heating - Air Source heat pump, underfloor to ground and radiators

Mobile - O2 is Available, Vodafone - Likely

Broadband - Superfast is available

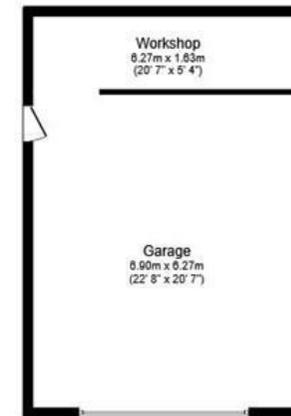




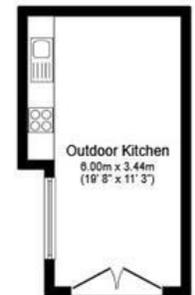
Ground Floor



First Floor



Outbuilding



Total floor area 365.6 sq.m. (3,936 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Location Map



Viewing

Please contact our Chamberlain Phillips Manningtree Office if you wish to arrange a viewing appointment for this property or require further information.

Chamberlain Phillips Property Agents
 6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex,
 CO11 2BZ
 Tel: 01206 646479
 Email: info@chamberlainphillips.co.uk
www.chamberlainphillips.co.uk

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Energy Performance Graph

