



Forrester Road | Mistley | CO11 2FJ

 FINE & COUNTRY









STEP INSIDE

OVERVIEW

An impressive four-bedroom detached family home extending to approximately 2,430 sq. ft., combining generous proportions with versatile family living. The property features elegant reception space, a dedicated study, a well-appointed kitchen with utility room, two en-suite bedrooms, and an excellent range of outbuildings including a double garage and workshop/gym.

STEP INSIDE

A welcoming entrance hall provides an immediate sense of space and leads to the principal ground floor accommodation. The living room is a bright and comfortable, while the separate dining room offers an elegant space for entertaining and family gatherings.

The kitchen forms the heart of the home, thoughtfully arranged with ample space for cooking and informal dining. Complementing the kitchen is a practical utility room, keeping household tasks neatly separate from the main living areas. A ground floor cloakroom adds further convenience, while the study provides a dedicated area for home working, reading or quiet retreat.

The first floor is arranged around a central landing and comprises four well-proportioned bedrooms. The principal bedroom enjoys the benefit of an en-suite shower room, creating a private sanctuary away from the rest of the home. Bedroom two also features its own en-suite facilities, making it ideal for guests or older children. Bedrooms three and four are served by the family bathroom, which is well positioned from the landing.

Throughout, the accommodation has been designed with both family living and entertaining in mind, offering a versatile layout with generous proportions and a natural flow between the principal rooms.



STEP OUTSIDE

STEP OUTSIDE

The rear garden is a particularly attractive feature of the home, enjoying a generous expanse of neatly maintained lawn that creates a wonderful sense of space and openness. Thoughtfully landscaped, the garden is framed by established planting, shrubs and ornamental trees, providing seasonal colour and privacy throughout the year.

Patio areas offer inviting spots for outdoor dining, entertaining and relaxation, allowing the garden to be enjoyed from morning through to evening.

The property benefits from an excellent range of outbuildings. A substantial double garage provides extensive secure parking and storage, while a separate workshop/gym creates valuable additional space. A further detached shed enhances the property's functionality.

The outside space complements the scale of the home, while the extensive outbuildings ensure there is ample room for a variety of interests and pursuits.

LOCATION

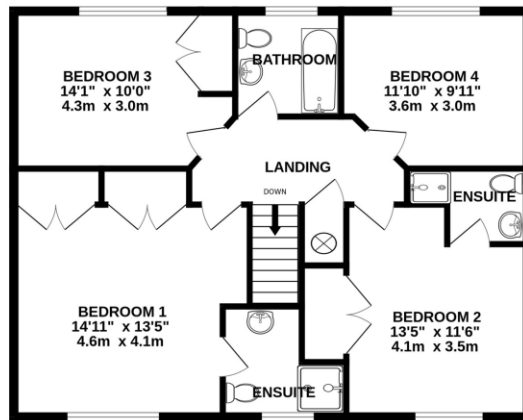
Situated within the sought-after village of Mistley, the property enjoys a delightful position on the Essex/Suffolk border, an area renowned for its riverside setting, historic character and excellent connectivity.

Mistley offers a range of local shops, public houses, cafés and recreational facilities, whilst nearby Manningtree provides a wider selection of independent retailers, supermarkets, restaurants and services. Manningtree railway station offers direct mainline services to London Liverpool Street, making the area popular with commuters seeking a balance between countryside living and city access.

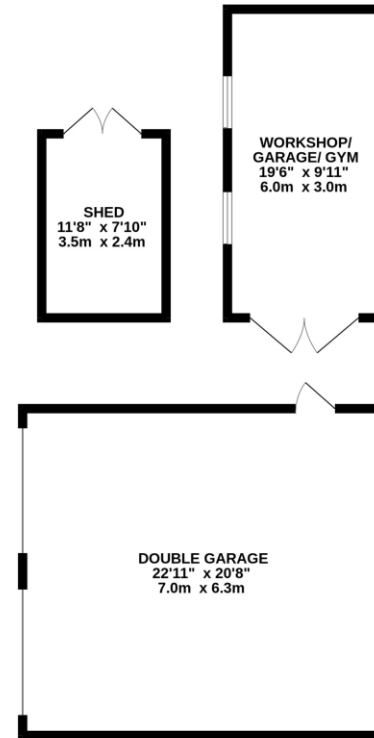
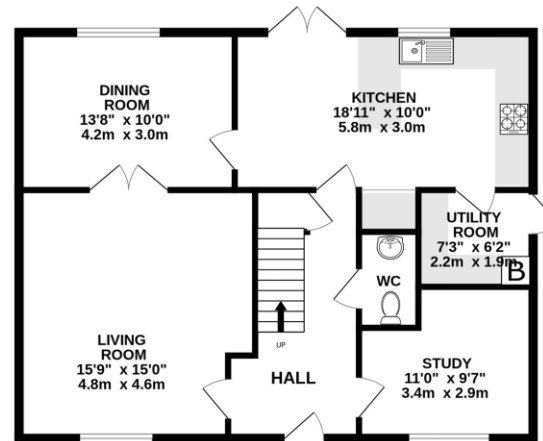
The nearby Stour Estuary and surrounding countryside provide exceptional opportunities for walking, cycling, sailing and wildlife appreciation, with the Suffolk Coast and Dedham Vale National Landscape within easy reach.

Families are well served by a choice of schooling, including Mistley Norman Church of England Primary School and Manningtree High School. The area is also particularly well regarded for independent education, with highly respected schools including Ipswich School, Ipswich High School, Littlegarth School, Old Buckenham Hall and Holmwood House all accessible from the property.

1ST FLOOR
836 sq.ft. (77.7 sq.m.) approx.



GROUND FLOOR
1594 sq.ft. (148.1 sq.m.) approx.



TOTAL FLOOR AREA : 2430 sq.ft. (225.7 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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SENIOR PROPERTY
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