



Brantham Hill, Brantham
Guide Price £500,000

Brantham Hill

Nestled in the heart of the ever-charming village of Brantham, this beautifully extended and meticulously renovated four-bedroom detached bungalow offers an exceptional blend of modern luxury and everyday comfort — ideal for families, downsizers or those seeking a refined lifestyle retreat.

From the moment you step inside, the welcoming hallway sets the tone for a home that has been thoughtfully redesigned with both style and practicality in mind. The four well-proportioned bedrooms provide calm and comfortable accommodation, with the principal bedroom benefiting from a stylish en-suite shower room, creating a private and peaceful sanctuary.

At the heart of the home lies the impressive open-plan living space. The contemporary kitchen, centred around a substantial island, flows effortlessly into the dining and seating areas — making it perfectly suited to both family life and entertaining. Bi-fold doors, along with additional double doors, flood the space with natural light and open directly onto the rear garden, creating a seamless connection between inside and out.

Further enhancing the versatility of the layout is a separate playroom/home office positioned just off the main living area. Whether used for remote working, hobbies, or additional family space, this adaptable room ensures the property can evolve with changing needs. A handy utility room and family bathroom complete the accommodation.

Outside, the enclosed rear garden is thoughtfully arranged with lawn and patio areas, offering an ideal setting for relaxation or social gatherings while enjoying open views across the fields beyond. To the front, a generous driveway provides ample parking for multiple vehicles, adding to the home's everyday convenience.





- FOUR BEDROOM DETACHED BUNGALOW
- RENOVATED THROUGHOUT
- OPEN PLAN LIVING
- ENCLOSED REAR GARDEN BACKING ONTO FIELDS
- DRIVEWAY PARKING FOR SEVERAL VEHICLES
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- UTILITY ROOM
- GUIDE PRICE £500,000 - £535,000



LOCATION:
 Brantham is a lively and welcoming village set in the heart of the picturesque Stour Valley, home to a close-knit community of over 2,300 residents. Surrounded by beautiful countryside, it sits alongside the River Stour and is near idyllic villages such as Stutton, Tattingstone, East Bergholt, and Flatford, an area famously known as Constable Country, having inspired the iconic landscapes of artist John Constable.

The village offers a good range of local amenities, including churches, traditional pubs, a Co-op food store, café, veterinary clinic, three children's play areas, and both a preschool and primary school, making it an attractive place for families and those seeking a peaceful rural lifestyle.



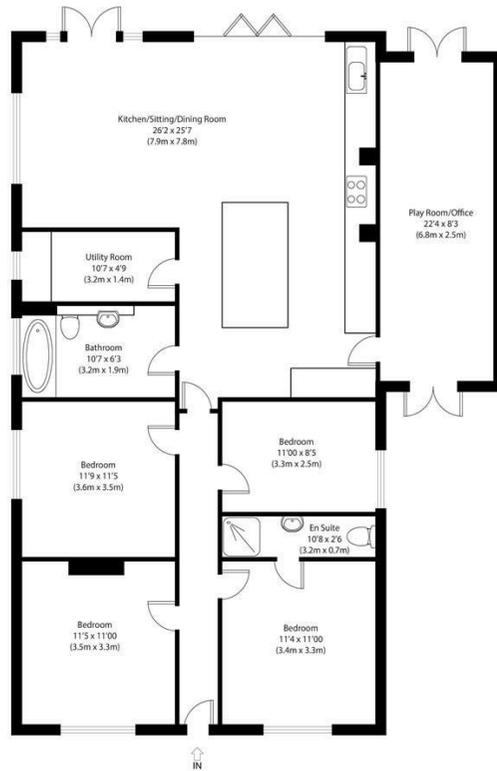
Brantham enjoys a prime location between Ipswich, the county town of Suffolk, and the historic city of Colchester in Essex. Both are easily accessible by road or public transport, offering a wide choice of shops, dining, and entertainment options.

Just across the River Stour is Manningtree, renowned as England's smallest market town, where a mainline railway station provides direct connections to London, Norwich, Harwich, Felixstowe, and the stunning beaches along the Sunshine Coast.

Agents Notes:
 Tenure - Freehold
 Council tax - Band C
 EPC - Awaiting
 Services - Mains electric/mains drainage/mains water/mains gas
 Heating - Gas boiler via radiators
 Mobile Availability - EE - 82% / Three - 68% / Vodafone - 67% / o2 - 65%
 Broadband Availability - Standard/Superfast & Ultrafast available



Floor Plan

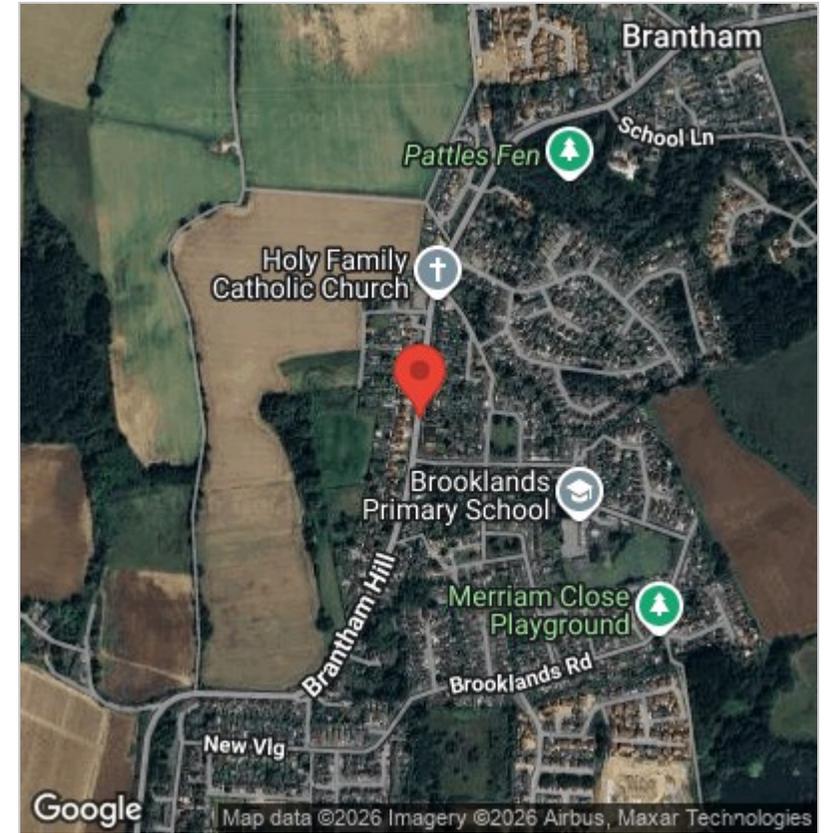


Ground Floor
Approximate Gross Internal Area
1490 sq ft (138 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



Area Map



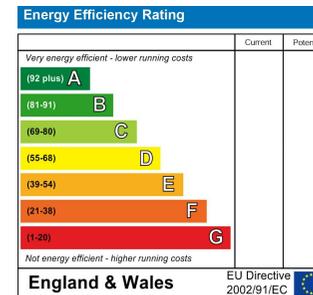
Viewing

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.

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Energy Efficiency Graph



Council Tax Band - C

Tenure - Freehold