



Chamberlain Phillips
PROPERTY AGENTS
01206 646479
www.chamberlainphillips.co.uk
FOR SALE

Manningtree Road, Stutton
£600,000

Manningtree Road

Nestled in the charming village of Stutton, this extended, detached abode presents an exquisite opportunity for families or those seeking a peaceful downsizing option, while still enjoying the convenience of nearby amenities and the idyllic surroundings of Alton Water.

Welcoming you with a spacious entrance hallway, this home exudes warmth and charm that beckons you to explore further. The ground floor accommodates a generous study, perfect for those who work from home, and a snug offering a tranquil retreat at the front of the house.

The heart of the home is the well-appointed fitted kitchen breakfast room, seamlessly flowing into an elegant living room, providing an ideal space for everyday living. Adjacent to this, a formal dining room featuring a striking roof lantern and bi-folding doors invites the outdoors in, bathing the space in natural light, while a cosy log burner adds character and comfort.

Entertainment is a breeze with an innovative indoor-outdoor area, currently utilised as a bar/games room, perfect for hosting guests or unwinding with family. Practicality is not forgotten, with a utility room and downstairs WC completing the ground level.

Upstairs, four double bedrooms ensure restful sanctuaries for all, with the main bedroom benefitting from built-in wardrobes and an en-suite shower room. The family shower room, recently renovated, now boasts a large walk-in shower, elevating the sense of luxury within the home.

Outside, the enclosed rear garden offers a serene oasis, featuring manicured lawns and multiple seating areas for al fresco dining or simply enjoying the tranquil environment. The property also includes a single garage with additional outdoor storage, and a driveway accommodating several vehicles, ensuring ample space for visitors and family alike.



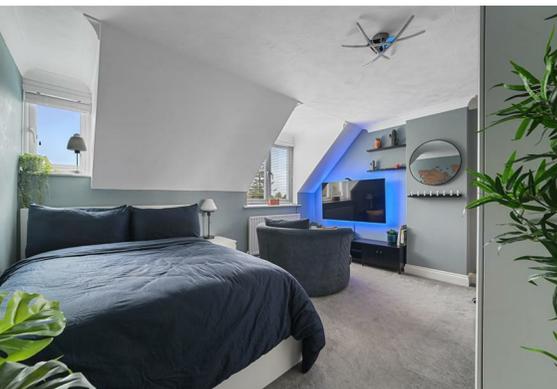


- FOUR BEDROOM DETACHED HOME
- THREE RECEPTION ROOMS
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- ENCLOSED REAR GARDEN
- SINGLE GARAGE AND DRIVEWAY PARKING
- VIEWING ADVISED
- NO ONWARD CHAIN
- GUIDE PRICE £600,000 - £650,000

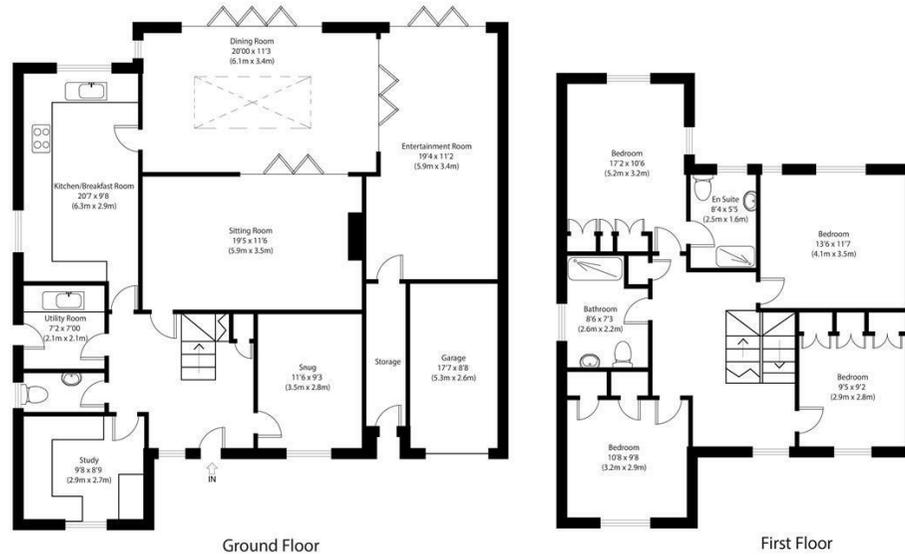
Location:
Nestled within the Shotley Peninsula and part of an Area of Outstanding Natural Beauty, the village of Stutton is surrounded by extraordinary open spaces to enjoy. The property itself is only a short walk from Alton Water which has an array of water sports, café, cycling and running track, the historic moorings of Pinmill and the excellent River Orwell and River Stour sailing facilities a short drive, here you'll delight in an enviable lifestyle close to water. This friendly village has a host of community amenities including a shop, two village pubs, which are within walking distance while The Royal Hospital School and Ipswich High School are a short drive away.

Manningtree is approx. 10 minute drive away with shopping facilities and schooling. Good travel connections give access to the wider road network of the A14, and the A12 links to the M25. The mainline railway stations in Manningtree and Ipswich provide a regular service to London taking around an hour.

Agents Notes:
Tenure - Freehold
Council Tax - Band F
Services Connected - Mains
Electric/Water/Drainage
Heating - Oil boiler via radiators
Mobile Availability - Three - 74% / o2 - 71% / EE - 65% / Vodafone - 58%
Broadband Availability - Superfast broadband available



Floor Plan



Approximate Gross Internal Area
2445 sq ft (227 sq m)

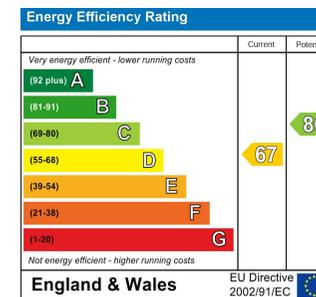
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright: www.chamberlainphillips.co.uk



Area Map



Energy Efficiency Graph



Council Tax Band - F

Tenure - Freehold

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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