



Slough Road, Brantham
£700,000

Property Overview

Set within a highly sought-after village location and backing onto open farmland, this bespoke four-bedroom detached family home offers an excellent blend of countryside charm and modern-day practicality.

Built around twenty years ago to an individual design, the property provides spacious and well-proportioned accommodation ideally suited to family life. The house is approached via a generous driveway providing ample off-road parking, alongside an integral double garage.

The accommodation begins with an inviting entrance hall, leading to a well-considered ground floor layout. There is a useful study, ideal for home working, together with a cloakroom for added convenience. The kitchen/breakfast room forms the heart of the home, fitted with a range of units complemented by a central island with solid wood worksurface, gas hob and double oven, creating a sociable and practical space for day-to-day living.

The sitting room is a welcoming space with French doors opening onto the garden and a gas fire providing a focal point, while the conservatory enjoys lovely views over the rear garden. A separate dining room offers an ideal setting for both formal entertaining and family meals.

To the first floor, the principal bedroom enjoys a lovely outlook over the rear garden and adjoining farmland, with the added benefit of a balcony and an en-suite shower room. There are two further double bedrooms, a single bedroom and a family bathroom serving the remaining accommodation.

Outside, the rear garden is mainly laid to lawn with a decked seating area and two storage sheds, providing an excellent space for outdoor dining and entertaining whilst enjoying the peaceful surroundings.

This is a rare opportunity to acquire an individual family home in a desirable village setting, offering spacious accommodation, attractive outlooks and a wonderful balance of rural appeal and modern comfort.





- POPULAR VILLAGE LOCATION
- BACKING ONTO OPEN FARMLAND
- BESPOKE BUILT HOUSE
- FOUR BEDROOMS
- CONSERVATORY
- BALCONY & ENSUITE TO PRINCIPLE BEDROOM
- STUDY
- UTILITY ROOM
- DOUBLE GARAGE & DRIVEWAY
- VIEWING ESSENTIAL

LOCATION:

Brantham is a large village in the Stour Valley with the river Stour forming one of its boundaries and it is surrounded by picturesque countryside including the villages of Stutton, Tattingstone, East Bergholt and Flatford (famous for inspiring many paintings of John Constable and known as Constable Country).



The village is ideally situated halfway between Ipswich, the county town of Suffolk, and historic Colchester, Essex. Their shops, facilities, bars, restaurants and nightlife are easily accessed by public transport as well as by car. Manningtree, reputedly the smallest market town in England, lies across the River Stour and its railway provides fast links to London, Norwich, the ports of Harwich and Felixstowe, and the beautiful beaches of the Sunshine Coast. Brantham has many amenities including, churches, pubs, Pizza restaurant, a Co-op, a cafe, a vet, three play areas, a preschool and primary school.

Agents Notes:

Tenure - Freehold

Council tax - Band F

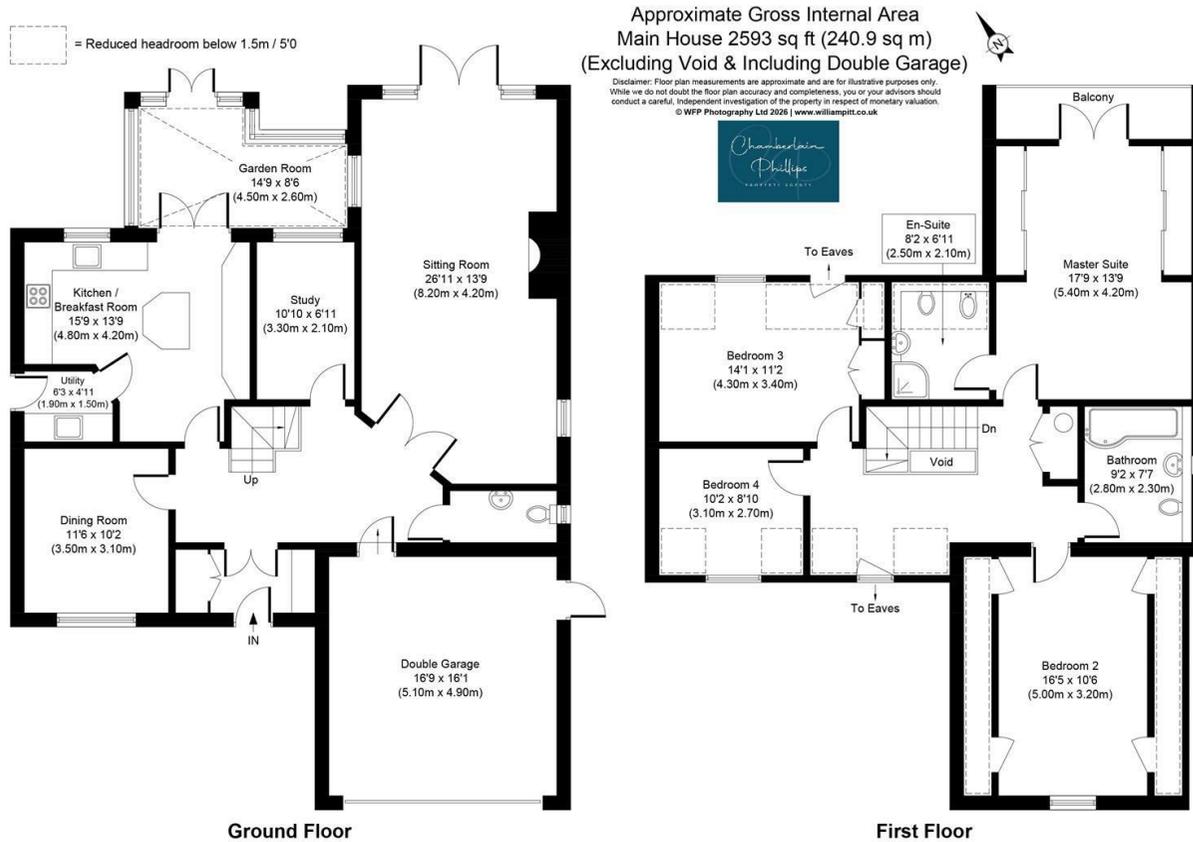
Services - Electric/Gas/Mains drainage/Water Heating - Radiators via Gas

Mobile - Vodafone/O2 & EE are likely

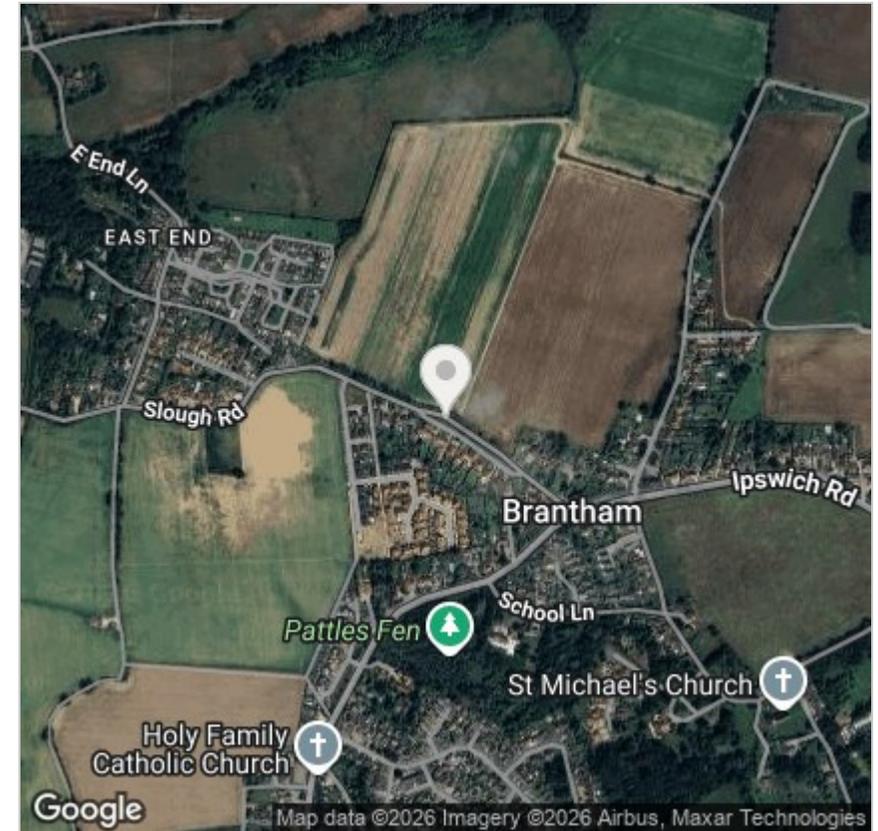
Broadband - Ultrafast is available



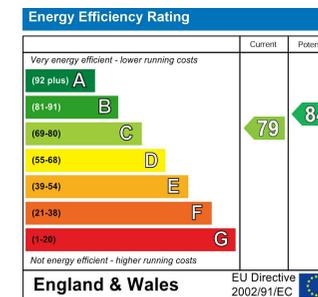
Floor Plan



Area Map



Energy Efficiency Graph



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