



Lawford  
£850,000







## Property Overview:

*Occupying a generous quarter-acre plot within an ever-requested development close to the mainline station, this substantial detached home is one of only two "Conrad" designed properties, offering a truly unique opportunity.*

*Beautifully positioned with front-facing views across the Dedham Vale and Lawford Church, the home offers generous and well-planned living space, making it ideal for family life.*

*The ground floor is centred around a superb kitchen/dining/family room with part vaulted ceiling, complemented by a practical utility room, formal dining room, and a welcoming sitting room complete with multi-fuel burner. Underfloor heating provides modern comfort throughout the ground floor, while fibre to the property ensures reliable high-speed connectivity.*

*Upstairs, there are five bedrooms, including two en-suites, providing excellent flexibility for growing families or visiting guests.*

*Externally, the property continues to impress, occupying one of the largest plots within the development. A detached double garage and double-width driveway provide ample parking for numerous vehicles.*

*Perfectly located for both countryside enjoyment and commuter convenience, with a mainline station nearby, this unique home also offers easy access to well-regarded primary and secondary schools, as well as Manningtree town centre and its vibrant waterfront, making it a rare opportunity in a highly desirable setting.*







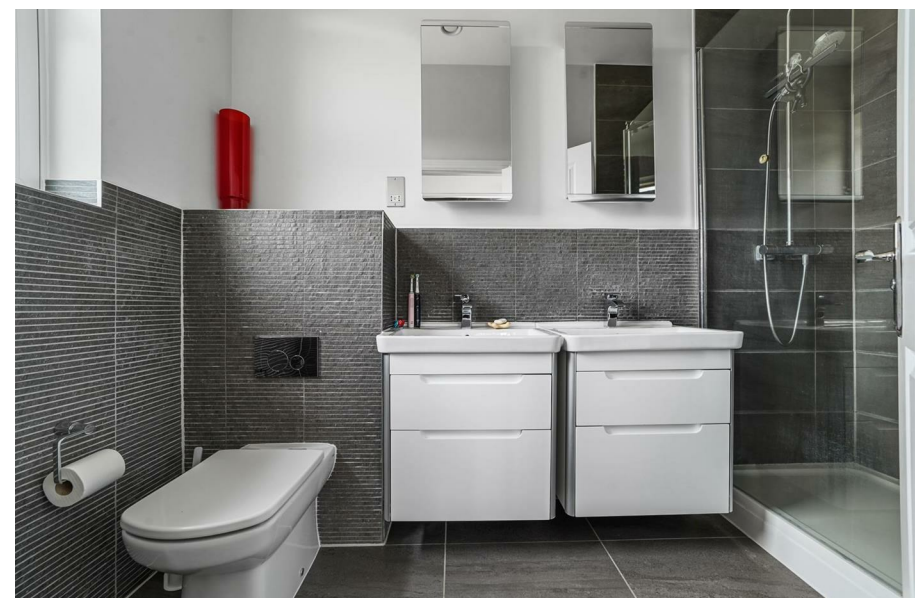
### **Property Setting:**

*Summers Park enjoys an enviable setting in the sought-after village of Lawford, on the edge of the charming riverside town of Manningtree. Surrounded by beautiful countryside yet within easy reach of everyday amenities, this thoughtfully planned development offers the best of both worlds peaceful village living with excellent connections.*

*Manningtree's historic high street is just a short walk away, with its independent shops, cafés, pubs and everyday conveniences, including a Co-op supermarket, Tesco Express, dentist and doctors' surgery. The area boasts excellent education options, from well-regarded pre-schools and primary schools to high-performing secondary schools.*

*For commuters, Manningtree railway station is less than a mile from Summers Park, offering direct services to London Liverpool Street in around an hour, as well as easy connections to Colchester and Ipswich. The A12 is also close by, providing straightforward road links across Essex and Suffolk.*

*Nature lovers will appreciate the nearby Stour Estuary and Dedham Vale an Area of Outstanding Natural Beauty perfect for scenic walks, cycling and wildlife spotting. Whether you're drawn by the community spirit, the coastal charm, or the exceptional transport links, Summers Park is a place where life feels well balanced.*

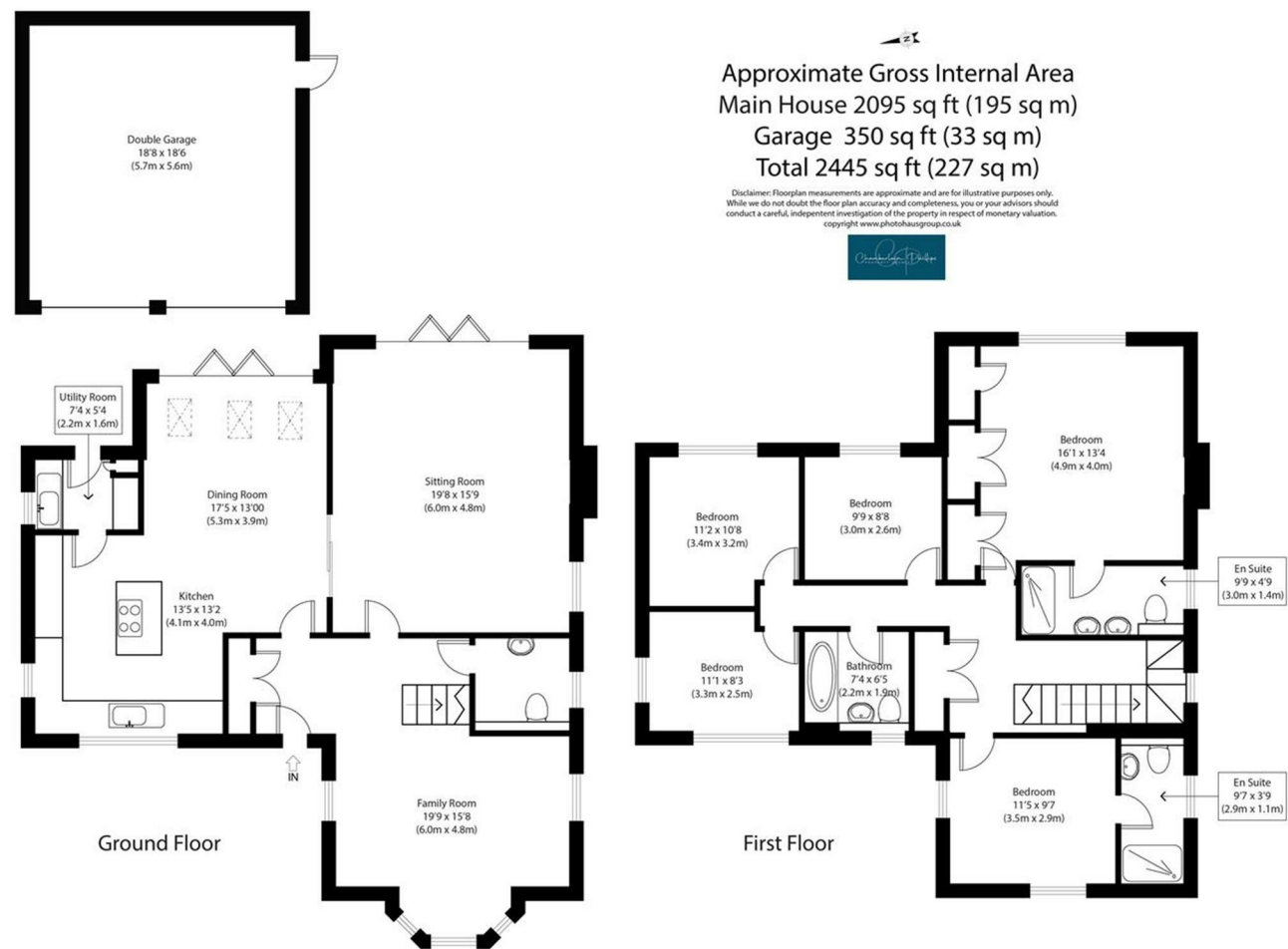








Floor Plans



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ  
Tel: 01206 646479 Email: [info@chamberlainphillips.co.uk](mailto:info@chamberlainphillips.co.uk) [www.chamberlainphillips.co.uk](http://www.chamberlainphillips.co.uk)

Location Map



**AGENTS NOTES:**  
Heating - Gas underfloor to ground floor and via radiators to first floor  
Services Connected - Mains Electric/Gas/Water/Drainage  
Council Tax Band - F  
Tenure - Freehold  
Mobile Coverage Indoor: O2 is available, all other networks are limited  
Broadband: Ultrafast broadband is available at this address - Fibre to property

Energy Performance Graph

