



Mistley House, High Street  
£1,250,000







Step into a realm of classic elegance with this magnificent Georgian home, an exceptional residence perfect for families yearning for a historical retreat wrapped in modern comforts. Envisioned for those with a penchant for period grandeur, this dwelling encapsulates the refined essence of 18th Century architecture, beautifully enhanced in the 19th Century to showcase an array of captivating Georgian and Victorian features.

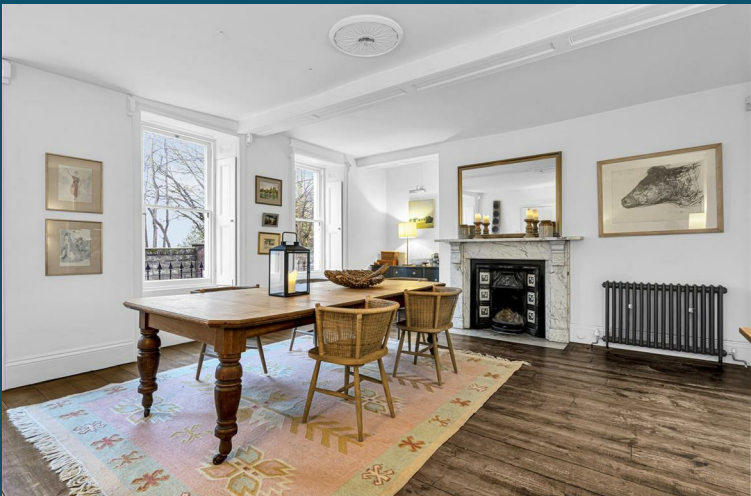
The moment you cross the threshold, you're greeted by an impressive reception hall, boasting Victorian tiling and a grand split staircase, setting the stage for the home's timeless allure. The stately dining room, adorned with an original fireplace, seamlessly flows into a stunning kitchen, complete with a central island that anchors the space. Furthermore, a dedicated utility room and butler's pantry add layers of practicality to everyday living.

The intimacy of the sitting room, the practicality of a study, a cloakroom, and a large dry cellar are all accessible from the inner hall, each space meticulously designed to cater to the needs of a dynamic family life.

The first floor offers an oasis of tranquility; the drawing room basks in natural light thanks to numerous sash windows, magnificent bay window and high ceilings. The principal bedroom serves as a private sanctuary, complete with an opulent ensuite and ample wardrobe space.

Additional bedrooms, all of which are generous doubles, including one with an ensuite, grace the first floor. Alongside a lavish family bathroom with centralised roll-top bath and walk-in shower. While the second floor harbours two further bedrooms, one with an exclusive walk-in dressing room.

Externally, a graveled parking area and generous garaging complement the home, with the hidden gem of a walled garden offering a secluded outdoor retreat. Beneath lies a detached cellar, a vestige of the smuggling era, now poised to morph into a bespoke gym, studio, or entertainment suite.







**LOCATION:**  
Set on the banks of the River Stour, the village of Mistley has a charming atmosphere and its surroundings provide everything required for today's lifestyles from shopping or commuting for work, education and leisure. the historical Manningtree high street is just 1 mile away, full of charming cafes, bistros, wine bars and everything else you would expect from a small but bustling market town, including a variety of independent shops, some well-known supermarkets and a traditional street market, alongside a selection of locally renowned restaurants, it's a town bursting with character and conveniences for the residences of this home to explore and enjoy.

For travel connections, this executive newly built home also enjoy an enviable position, being conveniently located for work, leisure and recreation. For this ideally located collection, residents can easily reach the B1352 and the A137, whist superb links to the A120 and A12 make traveling to Colchester, Ipswich and beyond easily possible. For rail travel, Mistley and Manningtree stations both have parking facilities and offer frequent services to London Liverpool Street in approximately 65 minutes using the fast service.

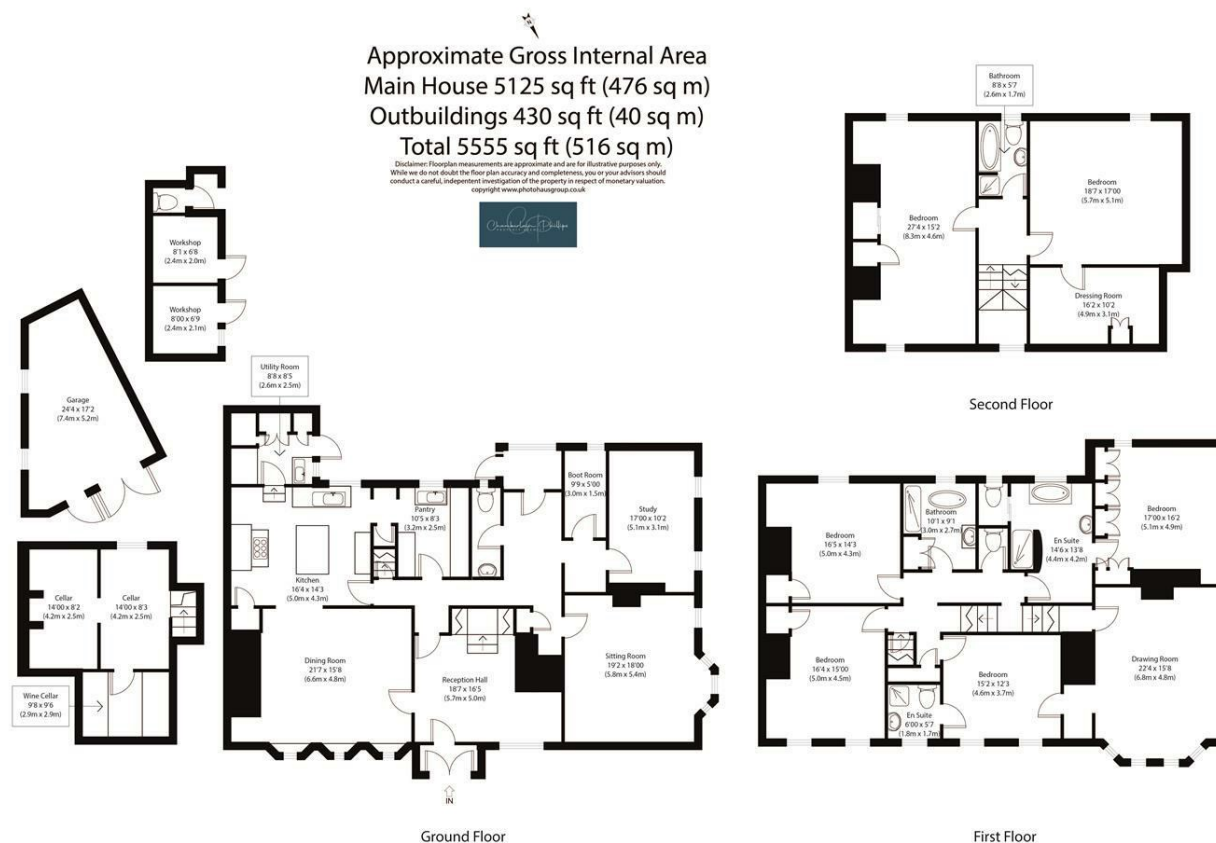
- Agents notes:
- Tenure - Freehold
  - Council Tax - Band H
  - Services - Mains Gas/Electric/Water/Drainage
  - Heating - Gas fired radiators
  - Mobile Availability - All networks are limited
  - Broadband Availability - Superfast is available







## Floor Plans



## Location 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.

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.

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