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The Hideaway, Ipswich Road,
Brantham, CO11 1PB



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The Hideaway is a stunning detached bungalow that overlooks An Area of Outstanding Natural Beauty with the additional benefit of a purpose built garden room and oak framed double garage with office space above.

Individually built The Hideaway is indeed hidden from view and has been designed to take in the rolling countryside views to the rear.

- Three double bedrooms
- Kitchen dining room with bi-fold doors
- Sitting room with a glorious view
- En-suite to master bedroom
- Oak framed double garage with office above
- Garden room/study
- High quality finish throughout
- 118ft rear garden backing and siding on to An Area of Outstanding Natural Beauty



The Hideaway has been built to a very high standard throughout coming with the remainder of a 10 year guarantee and benefits from triple glazed windows, quality brushed aluminum bi-fold doors, zoned underfloor heating, water softener and air conditioning in the hallway.

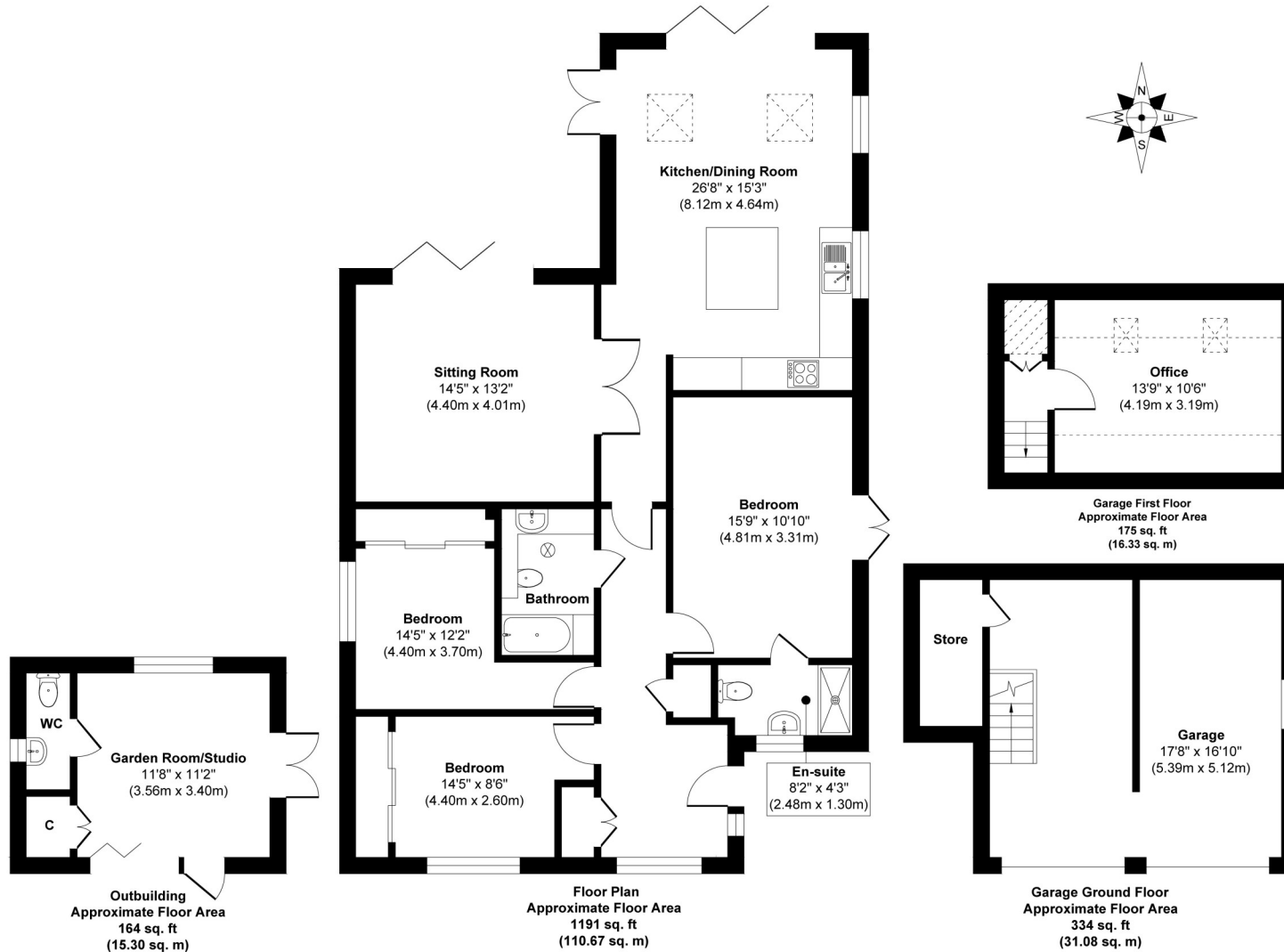
Upon entering the property a spacious tiled hallway has a window to the front elevation, integral storage, independent air conditioning unit and in turn provides access to all three double bedrooms and family bathroom with light tunnel, which also cleverly houses the washing machine in a fitted cupboard. Bedrooms two and three both benefit from fitted wardrobes whilst bedroom one has French style doors to the side overlooking farmland and provides access to the fitted en-suite shower room which has a window to the front elevation. An internal door from the hallway leads through to the sitting room which is accessed via glazed bi-fold doors. The sitting room itself has an exposed feature brick wall, ceiling lighting and a brushed aluminum bi-fold door which opens directly on to the garden deck area. The kitchen diner is a lovely bright and airy room with the dining area itself having a valued ceiling with velux style windows, bi-fold door to the rear garden and French style doors to the side leading on to the decked seating area. The kitchen has a range of quality integrated appliances including fridge freezer, dishwasher, double oven and grill, square edge work surfaces with integral gas hob and extractor over, central breakfast bar with integral storage 1.5 bowl sink unit and window to side offering lovely views over the surrounding countryside.







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Approx. Gross Internal Floor Area 1191 sq. ft / 110.67 sq. m
Approx. Gross Internal Outbuilding Area 673 sq. ft / 62.71 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Consumer Protection Regulations 2008

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Outside

Set back from the road The Hideaway is accessed via a shared entrance which leads to a private driveway and five bar gate which in turn leads to the parking area and double width garage which has power, plumbing, water supply and waste piping enabling it to be converted into annex accommodation if required subject to planning. An internal staircase leads to the first floor office area which has twin velux style windows to the rear overlooking farmland. A gravel pathway leads round to the side of the bungalow to the rear garden which has composite decking across the rear of the bungalow and separate block paved seating area. The rear garden is approximately 118ft in depth and is laid to lawn with fencing to the boundaries and pathway leading to the garden room/study which has been designed to take in the surrounding farmland views with covered seating area.

Location

The property is ideally situated being equidistant from the village of East Bergholt and the town of Manningtree which has a wide range of shops, restaurant's and main line railway line to London Liverpool Street (55 minutes). Brantham itself has a parade of shops with a Co-Op for day to day needs, primary school and sports centre whilst Manningtree railway station is just a few minutes drive away. Lots of local walks are easily accessible with the River Stour and Alton Water nearby.

Directions

Proceeding from Manningtree towards Brantham along the A137, proceeding up Brantham Hill and continuing into Ipswich Road where The Hideaway will be found just beyond Gravel Pit Lane on the left hand side set back from the road.

Important Information

Council Tax Band - D

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - B

Our ref - TC





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