

Stutton Road, Brantham, Manningtree, Suffolk, CO11 1PW



Freehold

Guide Price

£425,000

Subject to contract

Stunning views

3 bedrooms
2 reception rooms
1 bathroom



This delightful chalet sits elevated on the hillside with stunning, uninterrupted views of the surrounding countryside and River Stour. Set in a rarely available lane, the home offers three bedrooms, two reception rooms, large kitchen breakfast room and ample parking, offered with no onward chain.

Some details

General information

This delightful chalet sits elevated on the hillside with stunning, uninterrupted views of the surrounding countryside and River Stour. Set in a rarely available lane, the home offers three bedrooms, two reception rooms, large kitchen breakfast room and ample parking, offered with no onward chain. The property offers great potential for extension (STPP) to further increase the internal accommodation with the 130ft rear garden directly adjoining the surrounding farmland and fields.

On entering the property through the porch there is ample room for shoes and coats, although the vendor primarily enters the property from the side gate directly into the rear kitchen area. The porch leads through to the hallway with stairs to the first floor, doorways to the bathroom, utility cupboard and rear living accommodation. The bathroom itself comprises of a white suite with panel enclosed bath, WC and wash hand basin, with an obscured window to side. The utility cupboard has plumbing and space for a washing machine with further space for storage. The study is to the front with a good sized storage cupboard with shelving and window overlooking the parking. As you would hope for a property with these views, the main living area is to the rear with generous windows enjoying the most of the surrounding landscapes. The sitting room is off from the Kitchen Diner, whilst this space is well furnished with a log burner, matching wall and base mounted units, space for an electric cooker, space for an American style fridge freezer, and integral dishwasher. To the rear there is ample space for a dining table and chairs and patio doors to the side, into the courtyard.

Upstairs, the landing provides access to all bedrooms with the master also having the loft hatch. Additionally, the landing has an airing cupboard with hot water tank.

Entrance Porch

Hall

Kitchen/dining room

25' 8" x 10' 5" (7.82m x 3.18m)

Study

10' 5" x 6' 11" (3.18m x 2.11m)

Sitting room

11' 11" x 11' 8" (3.63m x 3.56m)

Landing

Bedroom one

15' 3" x 11' 11" max (4.65m x 3.63m) Some restricted head height and "L" shaped

Bedroom two

10' 5" x 6' 9" (3.18m x 2.06m)

Bedroom three

8' 2" x 7' 5" (2.49m x 2.26m)

Bathroom

7' 8" x 5' 5" (2.34m x 1.65m)

Garage

Outside

The property is approached over a driveway with parking for multiple vehicles, leading to the garage with its side position gate to the rear garden.

The rear garden itself tapers towards the end and is mainly laid to lawn, offering elevated and uninterrupted views of the surrounding countryside and river, across to Mistley, Wrabness and Manningtree. There is a patio immediately adjoining the rear of the property and a sizable shed with log store to remain. The garage is also located to the side of the home.

Location

As mentioned previously, the home is positioned in a rarely available location with some incredible surrounding countryside views, with footpaths and bridleways nearby leading down to the estuary. 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, restaurants and main line railway line to London Liverpool Street. 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. For additional needs, the larger town of Ipswich is just 15 minutes drive away.

Important information

Council Tax Band - C

Services - We understand that mains water and electricity are connected to the property. The property has electric heating and a septic tank for drainage.

Tenure - Freehold

EPC rating - TBC

Directions

From our office in Station Road, proceed away from Manningtree along Station Road towards the roundabout. Upon reaching the roundabout take the third exit under the railway bridge towards Brantham. On reaching the next roundabout take the second exit and continue up Brantham Hill and onto Ipswich Road and then The Street, with a last turn into Stutton Road where the property will be found on the right hand side.

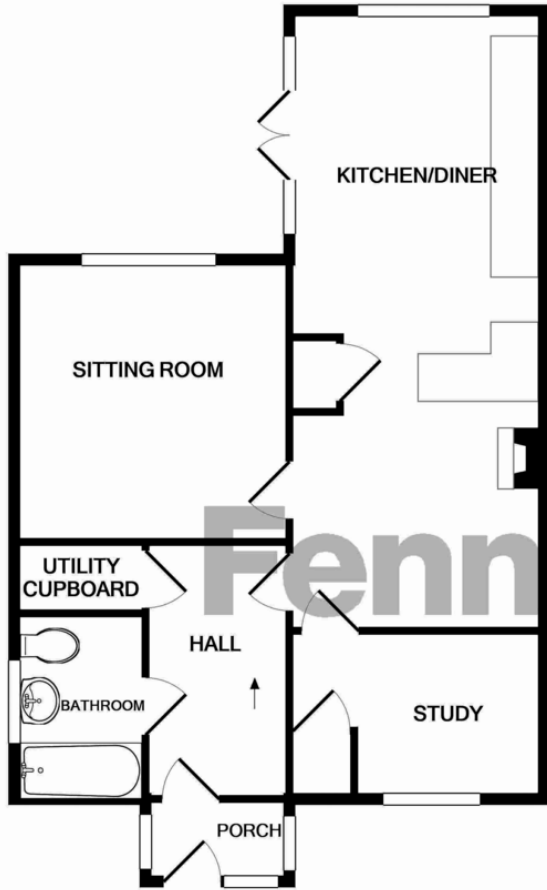
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

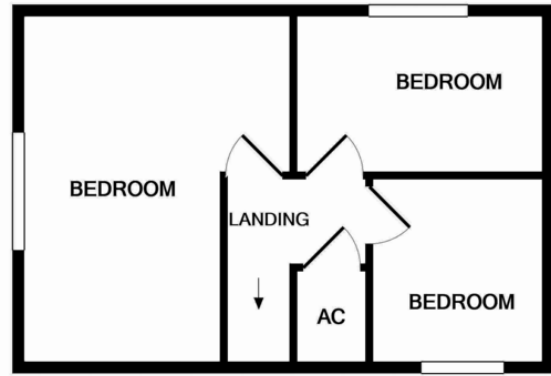
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Viewing

To make an appointment to view this property please call us on 01206 397 222.



GROUND FLOOR
APPROX. FLOOR
AREA 620 SQ.FT.
(57.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 325 SQ.FT.
(30.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 944 SQ.FT. (87.7 SQ.M.)

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