

Churchwood  
Stanley



**Paddock View, Harwich Road, Lawford**

Manningtree

In Excess of **£565,000**

## Paddock View, Harwich Road

Lawford, Manningtree

An exceptional energy efficient three / four bedroom 1,700 sq foot new home in semi-rural Lawford with countryside views to the front and rear aspects.

Council Tax band: F

Tenure: Freehold









- Three to Four double bedrooms
- No onward chain
- All first floor bedrooms have outstanding countryside views
- The first bedroom has a generously sized dressing room and ensuite shower room
- Open plan Kitchen / Diner pack full of exceptional appliances
- Architecturally impressive vaulted entrance hall with galleried landing
- Dual aspect living room to the rear
- Study / bedroom four to the ground floor
- Zehnder heat recovery / air filtration system
- Underfloor heating to the ground floor (LPG)







## THE PROPERTY

Paddock View is an exceptional high B energy rated new build property in semi-rural Lawford positioned with outstanding farmland views to the front of the property with paddocks and undulating countryside behind residing in a plot of approximately 0.2 to 0.25 acre.

## SPECIFICATION

The building itself is nine times more air-tight than standard building regulations require and it is equipped with a Zehnder heat recovery and air filtration system.

This 'energy efficient home' certified component for high quality, low energy buildings contributes significantly to comfortable room ventilation, with quiet operation, ensuring a healthy and dust-free air environment whilst protecting against excessive humidity.

The sound-proofed triple glazed windows throughout the property have been cleverly positioned and extended to frame the outstanding outlook over surrounding countryside.

On the ground floor a LPG underfloor heating system is controlled by individual room thermostats ensuring a fully controlled and well distributed heating environment.

As you will expect with any newly-built property it includes a 20 year structural guarantee and defect policy (March 2023) covering any issues regarding electrical, plumbing, settlement etc.







## THE PROPERTY

Particularly architecturally impressive is the vaulted and galleried entrance hall and landing with full height ceiling, suspended lighting and superb outlook through full height and (tilt + pivot) Roto windows. The center-piece of this stunning space is the open twisting light ash staircase leading up to the first floor. Luxury wide-board laminate flows throughout this space through modern French doors into the kitchen diner at the rear and to the large cloakroom and separate utility room at the front of the house.

There is a dual aspect reception at the front of the property that, of course, has great views and is fitted with carpet.

As you move to the back of the house you are greeted with the large open-plan space of the kitchen / diner. This large area is open plan to the living room and has patio doors leading out to the rear garden and large windows to ensure it is filled with natural light.

The kitchen fit takes on a Scandinavian theme with Askersund style light ash soft closing cupboards and pan drawers (with sub drawers and internal lighting), cutlery, carousel storage alongside full height 'push to pull' tall standing storage solutions.

A luxury laminate worksurface extends to create a breakfast bar and is home to a sunken composite sink, four ring induction hob (beneath an extractor hood) with built in dishwasher beneath.

Cooks will be in their element utilizing the dual multifunction oven with steam, pizza and microwave functionality.





No kitchen is complete without a full height fridge and a separate full height freezer.

Also at the back of the house is the dual aspect living room with feature full height window.

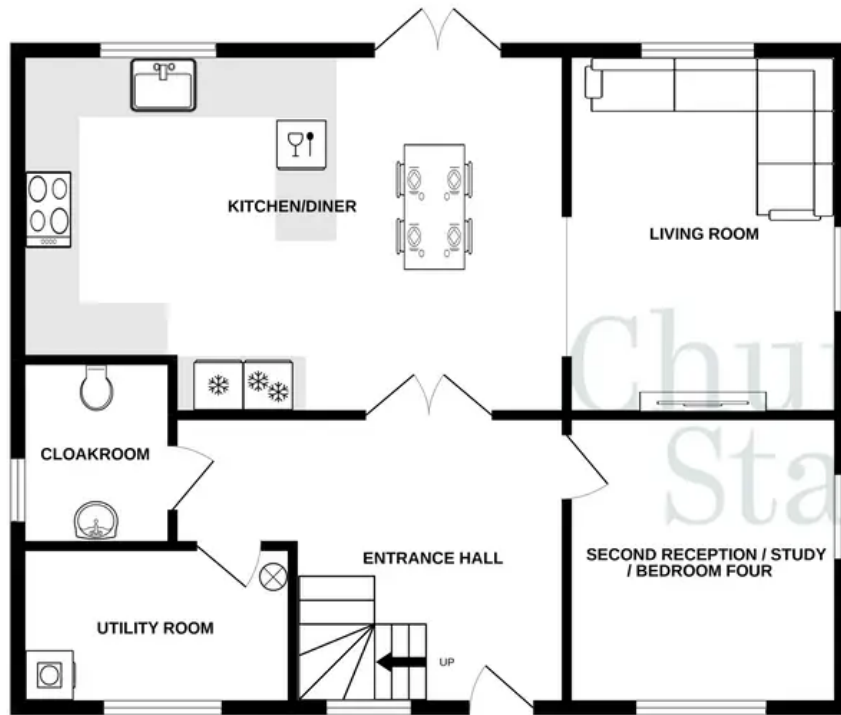
The galleried first floor landing connects the three double bedrooms and spacious bathroom upstairs. The second and third bedrooms (front and back) are almost identical in size and both capture a unique outlook of the surrounding countryside.

The main focal feature of the first bedroom is four tall windows cut beneath the vaulted dormer and through these is a spectacular view of paddocks and undulating Dedham Vale countryside behind. Off the first bedroom is a well-proportioned dressing room and tiled ensuite shower room.

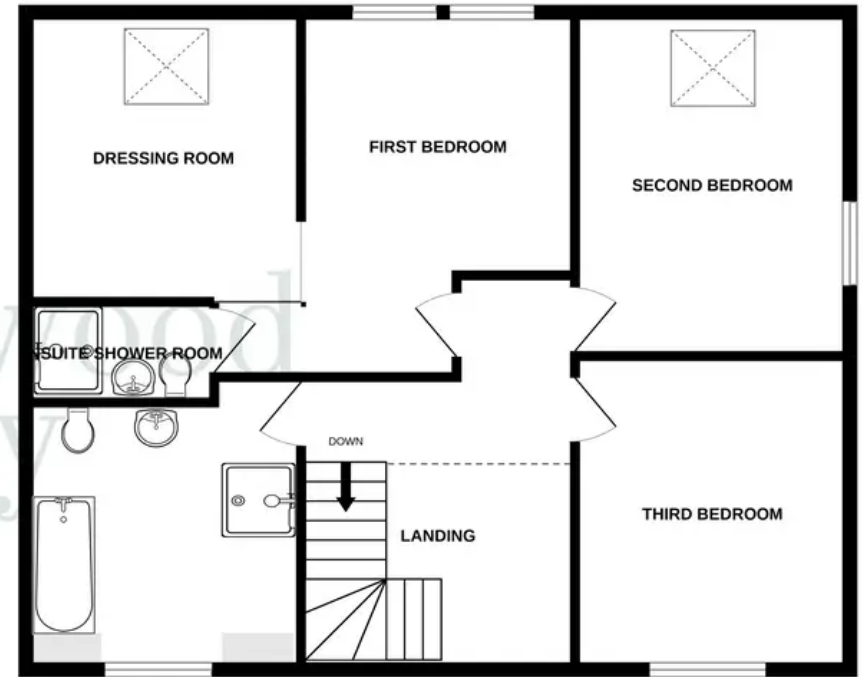
The family bathroom is also sized to the equivalent of a double bedroom featuring a fully enclosed shower cubicle (thermostatic shower tap with standard and rainfall shower head) bath, tankless WC and vanity sink.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022



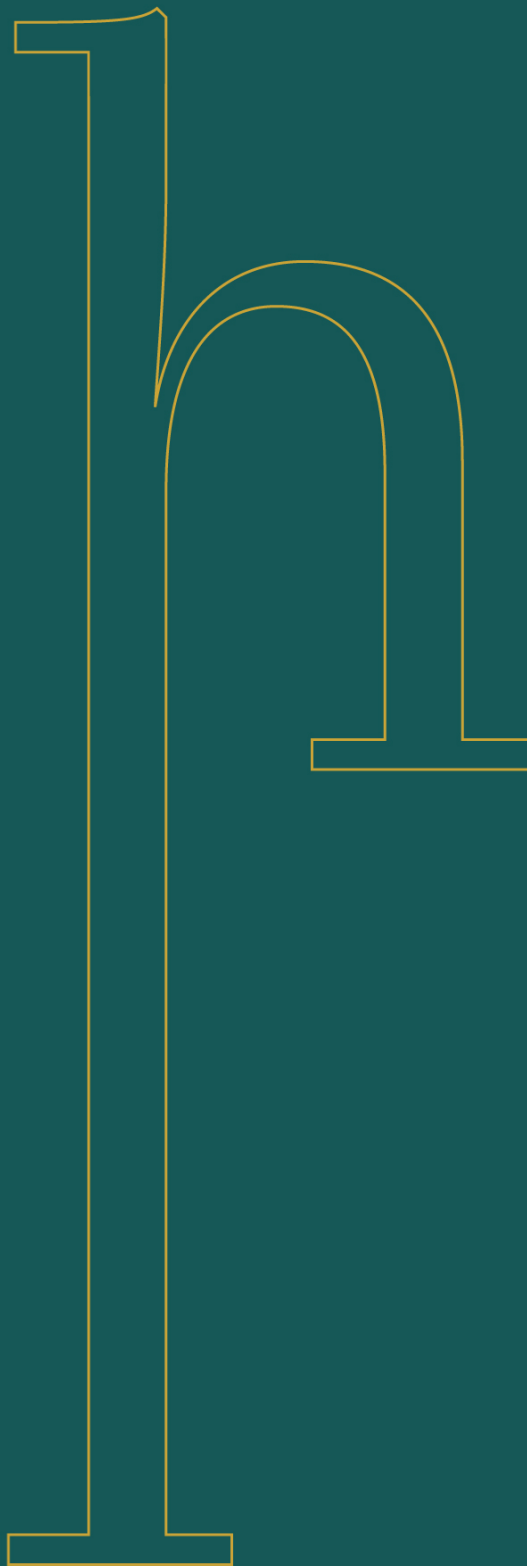
**OFF ROAD**

5 Parking Spaces

Off-street for four to five vehicles on a shingle laid driveway.



Churchwood  
Stanley



t: 01206 589109  
e: [hello@churchwoodstanley.co.uk](mailto:hello@churchwoodstanley.co.uk)  
w: [churchwoodstanley.co.uk](http://churchwoodstanley.co.uk)