



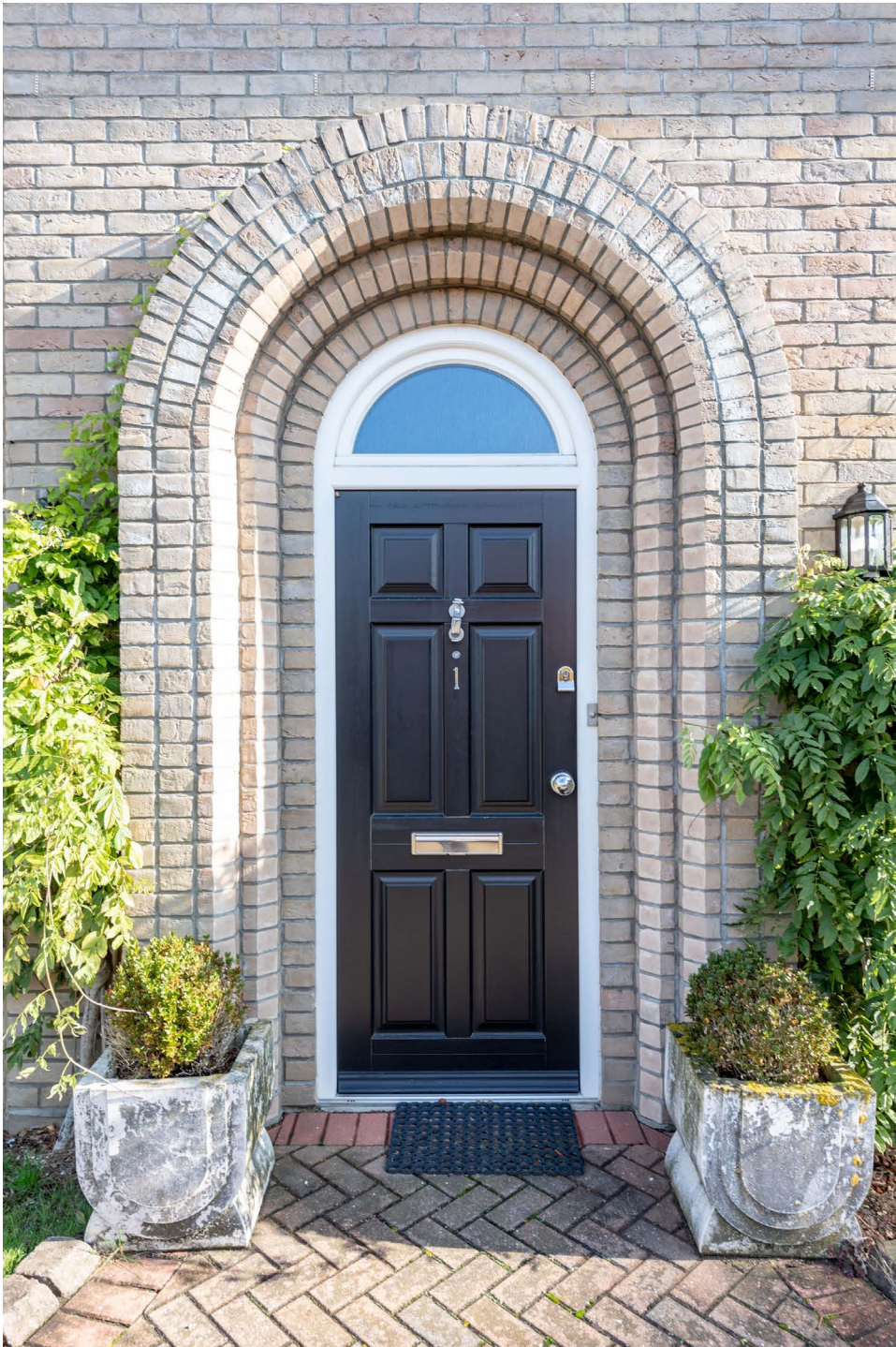
# HOLLY MANOR

1 Beehive Close | East Bergholt | Suffolk



Chapman Stickels





## Chapman Stickels

AN IMPOSING MOCK-GEORGIAN FAMILY HOUSE LOCATED ON  
A SMALL BESPOKE DEVELOPMENT WITH TRIPLE GARAGE AND  
GARDENS APPROACHING 0.45 ACRES

- Entrance hall • Sitting room • Dining room • Kitchen / breakfast room •
- Garden room • Study • Utility room • Cloakroom • Rear lobby • Landing •
- Four double bedrooms • Single bedroom • Family bathroom •
- Ensuite bathroom • 'Jack and Jill' shower room • Front and rear gardens •
- Attached triple garage •

Manningtree - 4 miles (London Liverpool Street from 59 minutes)

Colchester - 10 miles (London Liverpool Street from 48 minutes)

Ipswich - 9.5 miles (London Liverpool Street from 48 minutes)





## The Property

Holly Manor was built in 2002 to an attractive neo-Georgian style which showcases just 4 other substantial properties on a small residential development. The house provides a practical and pleasing layout where the reception rooms are set either side a welcoming entrance hall and the accommodation provides much natural light via numerous double-glazed sash windows to both floors. Catering for modern family living is the extensive kitchen / breakfast room which is omprehensively fitted with contemporary base and eye level units, integral appliances and black granite worksurfaces. The 5 bedrooms on the first floor are set around a spacious landing with family bathroom and an ensuite to the principal bedroom and a 'Jack and Jill' bathroom serving bedrooms 2 and 3. As the house is centrally placed in its plot, all rooms enjoy views over the gardens which gives the property a good feel of space from the neighbouring properties.

The house is set well back from the village road with driveway and front lawn bordered by attractive beech hedging and park fencing. The garden extends to the side (east) with a sheltered terrace area via a serpentine brick wall. The rear garden consists of a further area of lawn and paving which adjoins an extensive brick driveway providing ample off-road parking and access to the attached triple garage. The western boundary is defined by a substantial red brick wall with a set of timber gates leading onto the shared driveway which returns to the front.

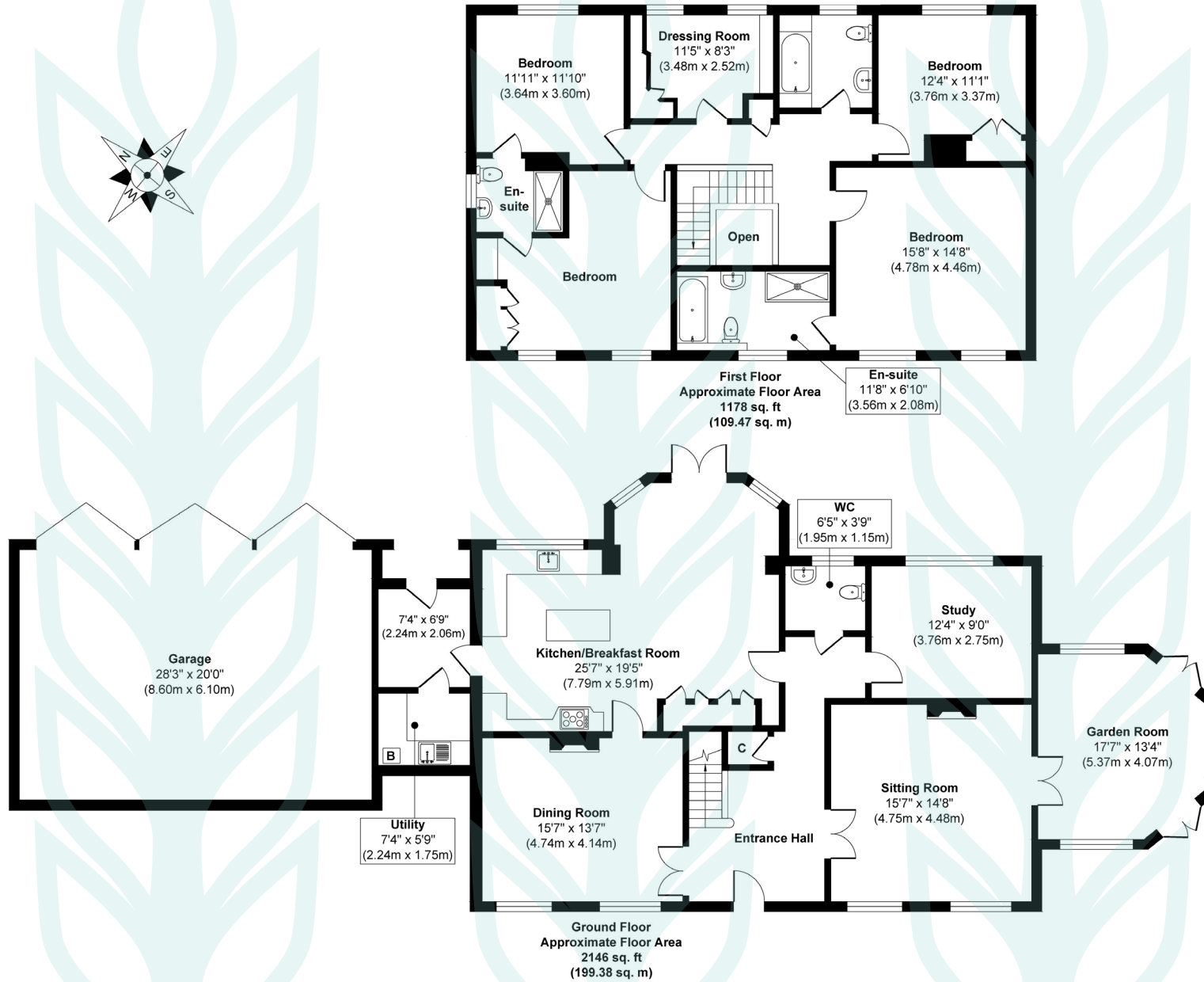
## Location

Beehive Close is located on the western fringe of East Bergholt and has convenient transport links to the A12 and Manningtree Station. East Bergholt has the benefit of a good range of local facilities including a general store, post office, bakery, chemist, GP surgery and medical centre, parish and Congregational Churches along with many





# Holly Manor, 1 Beehive Close, East Bergholt, CO7 6AY



**Approx. Gross Internal Floor Area 3324 sq. ft / 308.86 sq. m (inc Garage)**

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

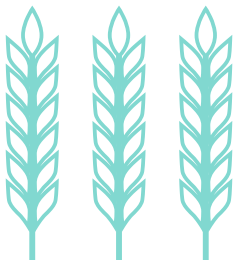
local associations. The village provides educational facilities from pre-school age to GCSE level and sixth form colleges are present in Colchester and Ipswich. There are several independent schools both in nearby towns and throughout the local area. There is a mainline railway station in nearby Manningtree with regular trains to London taking around an hour to Liverpool Street. The village is famous for its historical connections with the renowned artist John Constable and the landscape he painted is still very much in evidence today. From the village there are numerous footpaths giving direct access to this Area of Outstanding Natural Beauty.

### Services

We understand all mains services are connected.

### Local Authority and Council Tax

Babergh and Mid Suffolk District Council  
Tax Band G (2020 / 21).



### Chapman Stickels

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