



UNIQUELY SITUATED HOUSE WITH FAR REACHING VIEWS OVER COUNTRYSIDE

BLAGGS FARM,
BRADFIELD ROAD, WIX, MANNINGTREE, CO11 2SN

Freehold



STUNNING VIEWS & EXTENSIVE GROUNDS

**BLAGGS FARM, BRADFIELD ROAD, WIX,
MANNINGTREE, CO11 2SN**

Freehold

4 Bedrooms ♦ 2 Bathrooms (1 En Suite) ♦ Reception Hall ♦
Sitting & Dining Room ♦ Kitchen ♦ Garage ♦ Mature Garden
♦ Pond ♦ Paddock ♦ About 4.1 Acres ♦ EPC rating = E

Situation

DISTANCES

Manningtree 4.2 miles, Ipswich 15.5 miles, Colchester 13.3 miles, Liverpool Street Station from 55 minutes from Manningtree or 50 Minutes from Colchester Station

Blaggs Farm is situated in between the villages of Wix and Bradfield just south of the Stour Estuary. Wix has the Waggon at Wix pub, a post office and general stores in Colchester Road, the Equestrian Centre in Clacton Road and a church. Mistley is 3 ½ miles and has the well-known Mistley Thorn hotel and restaurant and Manningtree is a further mile and has a variety of shops, restaurants and cafes and a market 2 days a week. The port of Harwich is 7 miles away offering regular cruises as well as a daily ferry to the Hook of Holland. More extensive facilities can be found in the nearby town of Colchester with a wider variety of shopping, educational and recreational services which is approximately 13 miles away. There is a direct train service link to London's Liverpool Street Station at Ipswich taking from approximately 55 minutes from Manningtree and 50 minutes from Colchester.. There is also easy access onto the A14 and A12 giving access to Cambridge, London and the main motorway network.

Description

Blaggs Farm was built in 1971 by the present owner and is situated well back from the road. It is of cedar clad construction under a slate roof.

The house was built to take advantage of the southern and western aspects. The sitting room faces south and east whilst all the bedrooms face west.

The sitting room has a dining area just off the kitchen creating a lovely entertaining area. Blaggs Farm is set away from the road down a private driveway to one side is the garage.

The gardens lie mainly to the south and have a number of trees interspersed within the lawns including Medler, Black Mulberry, Pear and Apple and a pond



that is fed from the brook. There is a wood with bluebells and a paddock beyond.

DIRECTIONS

From Ipswich take the A137 towards Manningtree.

At the roundabout after the entrance to Manningree station take the 1st exit onto the B1532 towards Manningtree and Mistley. Carry on through Manningtree and Mistley.

When you get to Bradfield continue on The Street. Turn left onto Wix Road. This turns into Bradfield Road and property will be found on the left hand side.

Tenure:

Freehold

Local Authority:

Tendring District Council

Viewing:

Strictly by appointment with Savills



Bradfield Road, Wix, Manningtree, CO11

Gross internal floor area (approx):

145.9 sq m / 1571 sq ft (Includes Garage)

For Identification only - Not to scale

Niche Communications



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC, 