



SPACIOUS PROPERTY SET IN 0.5 ACRE GARDEN IN POPULAR VILLAGE LOCATION

THE LIMES, 15 PARRINGTON WAY,
LAWFORD, MANNINGTREE, CO11 2LZ

Freehold

savills



CONVENIENTLY SITUATED CLOSE TO MANNINGTREE RAILWAY STATION

THE LIMES, 15 PARRINGTON WAY, LAWFORD,
MANNINGTREE, CO11 2LZ

Freehold

4/5 bedrooms ♦ 3 bath/shower rooms ♦ sitting room ♦
large kitchen/dining room ♦ utility & cloakroom ♦ study/
bedroom 5 ♦ delightful mature gardens & terraces ♦ double
garage ♦ about 0.5 acre ♦ EPC rating = C

Situation

The Limes is situated in the centre of the village of Lawford and is within walking distance of all local facilities including 2 outstanding OFSTED rated primary schools, a petrol station/convenience store and doctors surgery.

The property is conveniently situated on the main bus route and is within easy reach of the centre of Manningtree which lies at the head of the Stour Estuary and is situated between Colchester, Ipswich and Harwich.

There are commuter trains from the main line station direct to London's Liverpool Street, taking approximately 55 minutes.

The villages of Dedham and East Bergholt are just a few minutes drive. The nearby towns of Colchester, reputed to be the oldest recorded Roman town in Britain, and Ipswich, Suffolk's county town also offer main line rail links as well as a wider range of shopping, educational and recreational facilities.

Distances:

Manningtree Station 0.9 mile (London Liverpool Street from 55 minutes)

Manningtree 1.5 miles

Colchester 9 miles (London Liverpool Street from 49 minutes)

(All milages & times are approximate)

Description

The Limes was built in the 1980's and is constructed from brick under a tiled roof. It is a spacious bungalow tucked away at the end of a private road occupying a generous plot.

The property offers light and bright accommodation throughout and benefits from a number of features including partial underfloor zoned heating and double glazed windows, most with double or triple aspect offering fabulous views of the garden and neighbouring lake.

The accommodation is very flexible and comprises an open plan kitchen/dining room fitted with Beckermann Kuchen units and worktop, NEFF appliances, wine fridge, a long island unit with electric hob, pop up plug and



an Elica extractor. The utility is off the kitchen.

The dining room has bi-fold doors out on to the terrace, perfect for al fresco dining with an intertwined vine above.

The sitting room is a well proportioned room with a wood burner style gas fire and sliding doors out on to the terrace and garden giving continuity of space between the inside and outside.

The light and airy master bedroom is vaulted and has an impressive full height Idigbo hard wood window. There is a walk in wardrobe and en suite bath/wet room with sunken bath and Vitra sanitary ware and Hansgrohe fittings. French doors open out onto the garden inviting the delightful garden inside.

There are an additional 3 bedrooms and 2 bathrooms (1 en suite with a Porcelanosa spa bath). Bedroom 5 is currently being used as a study.

OUTSIDE

The property is approached across a drive where there is a double garage and there is parking at the front for 4 cars with additional parking in the layby along the private road and in front of the rear double gates.

The rear garden is a particular feature of the property wrapping around the house offering a high degree of privacy and seclusion. It is mainly laid to lawn with mature bushes, shrubs and trees. Double wooden gates give access to a gravel drive along the rear boundary.

Services

Mains gas, electricity, water & drainage.

Agents Note: Anglian Water have an easement/ROW across the rear boundary.

Directions

Heading from Ipswich to Manningtree (A137). Take the third exit from the roundabout. Head up Cox's Hill. At the mini roundabout turn right onto Wignall Street. Take your 1st right into Parrington Way. Follow the road all the way until you see a number 15 on the wall ahead of you and The Limes will be found just beyond this on the right hand side.

Tenure:

Freehold

Local Authority:

Tendring District Council

Outgoings:

Council Tax Band F

Viewing:

Strictly by appointment with Savills





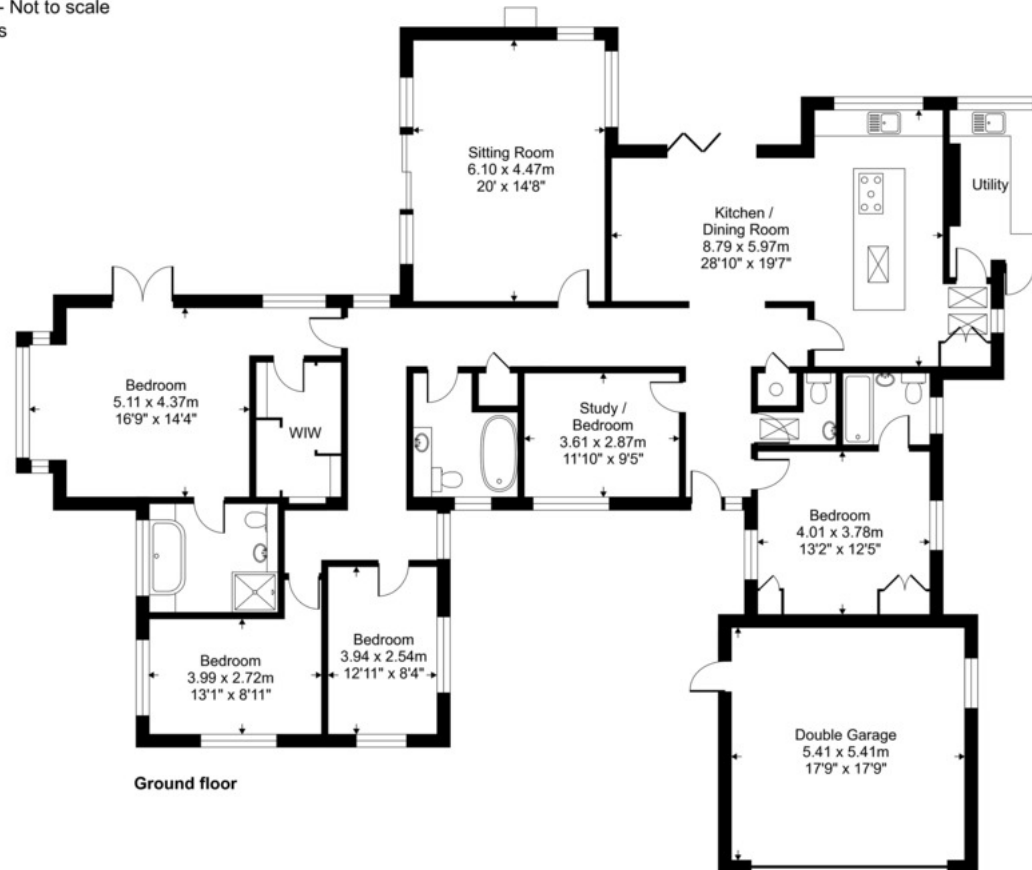
Parrington Way, Lawford, Manningtree, CO11

Gross internal floor area (approx):

239.8 sq m / 2582 sq ft (Includes Garage)

For Identification only - Not to scale

Niche Communications



Ground floor

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