



## Lawford, Manningtree

**\*\*NEW VIDEO ADDED\*\***

An exceptional, bespoke, one-off new build home finished to the highest of standards in Lawford, Manningtree.

Guide price £950,000

# Tile Barn Lane

Lawford, Manningtree, CO11



- South-facing private garden
- Garden room
- Luxurious bathrooms with a freestanding bath, designer sink, and a spacious walk-in shower.
- Double garage - with accommodation above
- Charming local shops, pubs, and restaurants nearby
- Stylish Exterior with Siberian Larch Cladding
- Excellent schools
- Bright, modern kitchen with skylight
- Multiple living areas

### The Property

Stepping over the threshold, you're greeted by a Scandinavian-inspired aesthetic and a high-quality finish that flows throughout the home. At the heart of the property lies the expansive, light-filled living kitchen area, with large bifold doors that open to garden views, blending indoor and outdoor spaces seamlessly. The kitchen itself features a stunning Hacker natural larch wood design with illuminated drawers, dual built-in fridge freezers, Quooker tap and premium Neff appliances, including an induction hob with downdraft and extractor. Bifold windows further enhance the space, perfect for entertaining with an indoor-outdoor feel.

Hidden behind discreet doors, the utility room provides additional storage, a raised washer and dryer setup, and a sink, ensuring function meets form. Adjacent to the kitchen, the dining and living area is generously sized, with dual-aspect lighting and wood-style cork flooring, creating a warm and inviting space. Off the hallway, there's a study with a charming box bay window, and a cosy living area featuring a log burner and bi-fold doors that lead out to the patio, making this an ideal retreat in any season.

Ascending to the first floor, you're guided by a handcrafted staircase that showcases exquisite parquet oak flooring, beautifully framed by a sleek glass balustrade. On the first floor, you'll find four spacious double bedrooms, two of which feature bespoke built-in storage, with one enjoying the added luxury of an en-suite shower room. Both the en-suite and the family bathroom are beautifully appointed with Duravit vanity units, Grohe fittings, and underfloor heating, adding to the sense of luxury. The family bathroom also includes a walk-in shower, a bathtub with soft LED lighting, a low-level WC, and a sleek basin, providing a refined atmosphere for ultimate relaxation.

On the second floor, the principal suite awaits, featuring vaulted ceilings and breathtaking views. This elegant space includes a spacious walk-in wardrobe with floor-to-ceiling mirrors, adding both functionality and luxury. The en-suite bathroom offers a large shower, double sink, and underfloor heating, creating a warm, inviting retreat. Additionally, a private spa bathroom enhances the suite, complete with a soaking tub positioned to enjoy picturesque views over the surrounding fields, making this principal suite a truly serene and indulgent sanctuary.

### The Outside

This property offers a blend of privacy, functionality, and charm with beautifully designed outdoor spaces and versatile additional accommodation. A secure, gated driveway leads to off-road parking and a double garage, ensuring both convenience and seclusion. The front of the property is framed by a well-maintained walkway and manicured lawns, enriched with verdant trees and thoughtfully arranged flower beds.

The rear south-facing garden serves as a private oasis, featuring a lush lawn and a spacious patio ideal for entertaining, with multiple access points from the house. An inviting outbuilding, complete with expansive bifold doors, houses a cosy living area with a log burner and a fully fitted outdoor kitchen with a dishwasher, concrete countertops, and a convenient WC—perfect for hosting or relaxing.

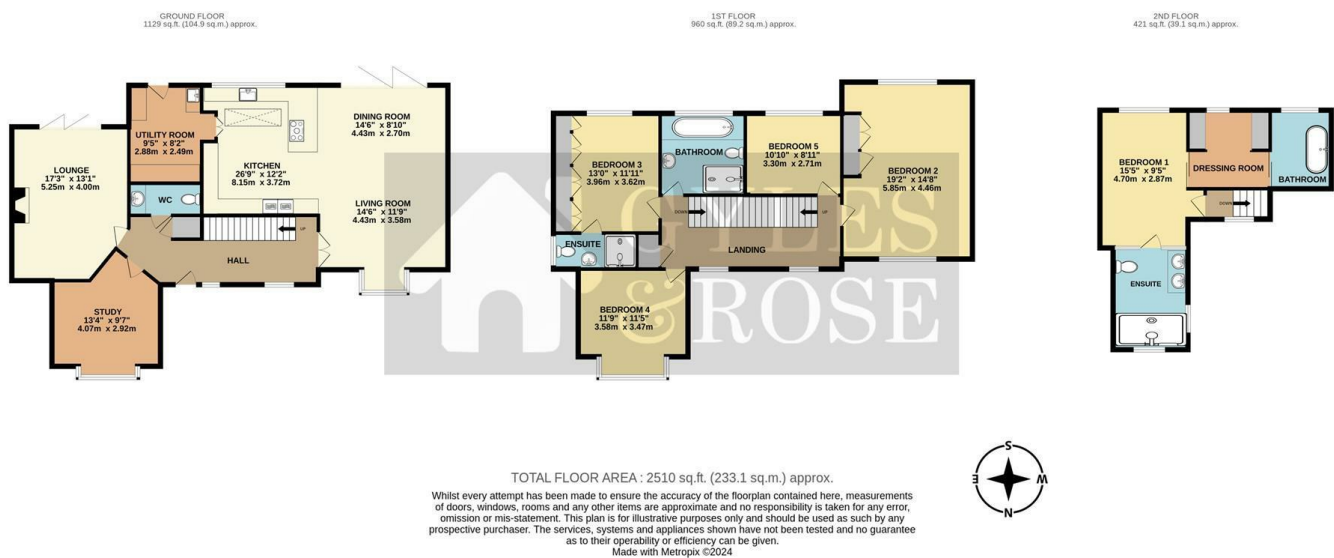
Above the double garage, accessed via an external staircase, is an additional studio with a private shower room and built-in storage, offering flexible accommodation options for guests, extended family, or a home office. This thoughtfully designed property combines elegance, versatility, and practicality, providing a luxurious yet functional retreat.

The property also benefits from a bin store and garden shed for additional storage.





Floor Plan



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		<b>100</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>		(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		