



Grier & Partners

— LAND AND ESTATE AGENTS —



Happy Easter

Easter Holidays

Easter is one of those holidays that feels like the world is waking up after the long chill of winter. Everything starts to bloom again! Trees bud, flowers pop up in gardens, and the air smells fresh and new. People often use Easter weekend as a chance to gather with family, spend time outside, and enjoy the first real taste of spring sunshine.

There's a lot of sweetness tied to Easter, too. Kids wake up to baskets filled with an array of chocolates and the excitement to find more scattered across the gardens in an Easter Egg hunt! Food is a big part of easter (and not just the chocolates!) with hot cross buns for breakfast followed by a roast dinner for a big Sunday meal.

Easter marks more than just chocolate eggs and blooming daffodils. It also signals a fresh start, and for many, the perfect time to make a move in the property market. As the days get longer and the weather brightens, homes start to look their best with natural light streaming through windows and gardens starting to bloom. Buyers become more active as the sun has reappeared and days lengthen, making viewing a property far more inviting.

For sellers, Easter is an ideal moment to sell your home. Houses feel more inviting with warmer weather and families often use the school holidays to plan their next step. For buyers, it's a chance to get ahead, finding a new home before the summer holidays come around and being able to complete before the new school term starts again in Autumn. Much like the season itself, it's a time of renewal and new beginnings, whether you're upsizing, downsizing, or just ready for a change, Easter brings the kind of fresh perspective that gets people moving!



🔔 WE ARE RUNNING THE 2025 LONDON MARATHON 🔔



On the 27th of April, Aidan Grier & Toby Dean will be running the London Marathon on behalf of The Children's Society 🙌 It is a great charity for an even better cause so all donations are greatly appreciated !

Cash can be donated in the office or by scanning the QR code below 🙌 Bring on the 27th of April 🏃 📢

Aidan's Sponsor
Page 🙌



Toby's Sponsor
Page 🙌



Thank you !



Chaplins, Heath Road, East Bergholt

Asking Price of £1,495,000

This substantial six bedroom grade II* listed property offers extensive ground floor living space and an abundance of period charm. The sitting room is a particular highlight with a vaulted ceiling and open-plan layout into the glazed garden room. Located within an extensive garden of just over 1.26 acres (sts) providing a wonderful private setting for the property, we highly recommend a viewing.





Hadleigh Road, Holton St Mary

Asking Price of
£1,499,950

Offering the unique combination of a substantial, high specification four bedroom house some 2,612 square feet in total along with a 2 bedroom annex bungalow of some 1,080 square feet, all within just over 1.5 acres of stunning gardens. This property offers a fantastic opportunity for multi generational living or to utilise the bungalows strong private rental value. Access from both Stubbins Lane and Hadleigh Road. We highly recommend a viewing.



Hazel Shrub, Bentley

Asking Price of
£799,995



In the final stages of completion this substantial three bedroom, New Build bungalow offers an abundance of space within a flexible and modern layout. The open plan Kitchen/ Dining/ Sitting Room enjoys views out over the garden through sliding doors with a glimpse of the open fields beyond. Located on the edge of the village of Bentley with just a short walk down a footpath to village facilities, we highly recommend a viewing to appreciate in person the quality and style of this Lynmore Homes property.

The Drift, Capel St Mary

Asking Price of
£775,000



This spacious, prominent, welcoming and modern four-bedroom family home in the village of Capel St Mary offers flexible, open plan living space that seamlessly integrates with the South facing garden. Completed in 2022 to an exceptional standard throughout with high efficiency values and features such as underfloor heating and supplementary solar water heating. The Drift is a private and attractive road within the village with Munnings in particular offering views over the parish church. We highly recommend a viewing.

London Road, Capel St Mary

Offers in Excess of
£695,000



This well presented, detached, five bedroom family home situated in a convenient position in the village of Capel St Mary on a no-through road offers an abundance of space and living accommodation from the open plan 'Orwell's' Kitchen-Breakfast room to the generous dining room and sitting room with double doors to the garden. Double cart lodge at the front, gated access and a pleasant rear garden complete this charming village home, available with no-onward chain.



Askins Road, East Bergholt

Asking Price of
£565,000



Enview, a three bedroom detached bungalow located on a quiet private road in the centre of East Bergholt within just a 10 minute walk of the village centre. The property is presented to a high standard throughout with attention to detail paid to every aspect of the build from the 10ft ceilings to the underfloor heating, 15ft bi-folding doors to the garden, solar photovoltaic array and battery storage system. The Kitchen-Dining-Living space in total some 494 square feet opens out into the landscaped, turfed, West facing garden and has an EPC rating of 'A'. Available with no-onward chain, we highly recommend a viewing.



The Drift, Capel St Mary

Asking Price of
£585,000



Nestled within the peaceful, private surroundings of The Drift, Capel St Mary, this stunning detached home offers the opportunity to acquire a modern property within easy reach of all village amenities. Completed with an outstanding level of craftsmanship throughout, this three bedroom detached property boasts an open plan Kitchen - Living - Dining Room with a vaulted ceiling and electric velux windows, bespoke kitchen design and bi-fold doors into the private landscaped rear garden. The property also benefits from a single garage to the front and ground floor principal bedroom with En-Suite.



Heath Road, East Bergholt

Asking Price of
£415,000

Completed to an outstanding level throughout and occupying a quiet position within the village, this two bedroom new build bungalow offers an exceptional specification throughout with a close attention to detail and integration of a range of bespoke features. Open Plan living space and generous bedrooms, gardens and parking for two vehicles - we highly recommend a viewing.



South View Green, Bentley

Asking Price of
£425,000



A spacious and well-appointed three-bedroom bungalow in the village of Bentley, situated on a quiet cul-de-sac with extensive parking and a private rear garden. Internally, an open plan living space and generously sized bedrooms compliment the modern kitchen and high-quality family bathroom. We highly recommend a viewing.



Burnt Dick Hill, Boxted

Asking Price of
£345,000



Situated in an elevated position just on the outskirts of the village of Boxted with stunning countryside views, a large garden to the side and offering immense scope for extension to a purchaser's requirements. This two bedroom semi-detached cottage with a first floor bathroom, sitting room, dining room, kitchen and utility rooms offers a fantastic opportunity to sympathetically carry out your own vision for the property (stp).



Mill Lane, Chelmondiston

Asking Price of
£595,000

An individual four bedroom detached family home with field views to the rear, located along a quiet private no-through lane in this popular village. The property offers generous accommodation approaching 2,000 sq.ft comprising 25' living room, dining room, open-plan 24' kitchen/breakfast room, ground floor utility and shower room, four bedrooms, en suite shower, separate staircase to first floor office/hobbies room. Front and rear gardens with outbuildings and views over farmland to the rear. We highly recommend a viewing to appreciate all that the property offers.



The Heath, Tattingstone

Asking Price of
£550,000



This beautifully presented, detached three bedroom chalet style property situated in the beautiful location of Tattingstone benefits from extensive living accommodation, field views to the rear, ample off-road parking and a large attractive garden. Situated within walking distance of Alton Water and beautiful walks around the countryside, we highly recommend a viewing.



Chaplin Road, East Bergholt

Asking Price of
£375,000



This 3 bedroom property on Chaplin Road offers the purchaser the opportunity to renovate and update to a purchaser's requirements in the desired village of East Bergholt. The property benefits from ample ground floor living space, three large bedrooms, large rear garden and ample off road parking to the front, we highly recommend a viewing. Open to offers.



Beaumont Hall Barns

Church Lane, Beaumont

Completed to an exceptional standard throughout and combining a thoughtful blend of modern spacious accommodation and period touches, all within the stunning surroundings of Beaumont Barns. This near unique development has been a long project for Stonecrest Homes LTD turning these once derelict grade II listed barns into 7 stunning new build homes with period bricks and beams flooding throughout the properties.



Planning consent was granted to restore and convert the imposing range of Grade II Listed buildings into 7 unique and bespoke residential properties of varying sizes within a 3 acre site. The historically important complex mainly comprised of 17th & 18th Century Red brick barns and granary set in a horseshoe cluster around a courtyard setting. All of the barns and buildings were constructed from red brick with a slate and/or red clay tiled roof with evidence of many features, such as threshing floors and bold beams depicting its historic past.





Game Keepers Cottage

SOLD STC

Comprising extensive ground floor accommodation including a large sitting room, entrance hall and kitchen-breakfast room all with 10'0 plus ceiling heights, alongside a substantial first floor bedroom, garden room and courtyard all interspersed with extensive historical features and characterful touches. This near unique 1488 square foot property offers a high level of attention to detail and quality throughout.



Explore this newly converted Grade II Listed barn, situated on the edge of the village of Beaumont on the Tendring Peninsular, just a short drive from Colchester mainline station and links to London. The property offers a fantastic and interesting blend of traditional period features alongside a modern layout including a kitchen/dining room and sitting room that opens out into the large rear garden. With additional vehicular access to the rear garden and further parking space this flexible property offers a great deal.



Owl Cottage

Asking Price of
£575,000



Partridge Cottage

SOLD STC

This remarkable three bedroom converted barn seamlessly integrates the practicality and ease of living of a modern new build within the breath taking surroundings of a grade II listed barn. Carefully attention has been paid to ensure the abundance of period features are front and centre throughout this wonderful property. South facing terrace and South West facing garden.



Completed to an exceptional standard throughout, The Shooting Lodge offers a buyer the opportunity to enjoy a thoughtful blend of modern spacious accommodation and period touches, all within the stunning surroundings of Beaumont Barns. Two double bedrooms, large sitting room and a 367 square foot kitchen dining living space, we highly recommend a viewing.



Shooting Lodge

Asking Price of
£475,000





Crown Street, Dedham

Asking Price of
£447,500

This charming, two bedroom semi-detached property in the desired village of Dedham, benefitting from an abundance of living accommodation, ample off-road parking and a beautiful private garden with field views to the rear. The property also benefits from being within walking distance to all village amenities, having the well regarded primary school nearby and a number of rural walks available. We highly recommend a viewing.



Chaplin Road, East Bergholt

Asking Price of
£435,000



Located in a highly convenient position within the desirable village of East Bergholt, this three bedroom link detached bungalow offers an abundance of space from its large entrance hall to the utility room and pair of garages. The space offers excellent scope for enhancement, re-configuration and modernisation to a new owners requirements. Available with no onward chain we highly recommend a viewing.



Mission Lane, East Bergholt

Asking Price of
£850,000



A substantial village home offering six bedrooms and a large plot of just under a third of an acre. The garden takes in a Southerly aspect to the rear enjoying day long sunshine. Internally there is an abundance of flexible living space including a substantial 320 square foot kitchen-dining room overlooking the garden. Double garage and extensive driveway parking complete this welcoming family home.



The Street, Raydon

Asking Price of
£699,999

Situated in the beautiful village of Raydon, this four bedroom detached family home offers spacious living on the ground floor and four double rooms on the first floor with great opportunity to modernise. The property also offers a large rear garden with paddocks behind, driveway for multiple cars and double garage. We highly recommend a viewing.



Upper Street, Stratford St Mary

Asking Price of
£225,000



This attractive one bedroom cottage in the desired village of Stratford St Mary benefits from off-road parking for two cars, a circa 180 ft garden (sts) and an abundance of living space. The property also benefits from being within walking distance of a range of pubs and restaurants, a primary and pre-school and a number of delightful walks from the village into the surrounding countryside. We highly recommend a viewing.



Upper Street, Stratford St Mary

Asking Price of
£365,000



This three bedroom semi-detached cottage located within the charming Suffolk/Essex border village of Stratford St Mary, offers flexible ground floor accommodation alongside a 180ft (sts) rear garden taking in a South facing aspect. With extensive potential for adaptation/extension to a buyers requirements we highly recommend a viewing of this characterful village home. No-Onward Chain.





Stones Green, Wix

Asking Price of
£695,000

Enjoying a substantial plot of just under 2 acres (sts), this family home is located in a rural and yet convenient position on the Tendring Peninsula. Offering three bedrooms and an abundance of flexible living space on the ground floor to suit family life. Externally a range of well maintained outbuildings, stable blocks and tack room complement the paddocks and formal garden. We highly recommend a visit to appreciate the scope and scale of this charming home.



Chapel Close, Capel St Mary

Asking Price of
£485,000



This beautifully presented four bedroom family home located in the centre of Capel St Mary benefits from being within walking distance to all village amenities and the local primary school. The property also benefits from an open plan Kitchen-Living-Dining Room, four large bedrooms, garage and a private rear garden.



East End, East Bergholt

Asking Price of
£465,000



Situated in a quiet position within East End, East Bergholt and enjoying a substantial plot this two bedroom period property offers extensive and flexible accommodation on the ground floor and generous double bedrooms on the first floor. With further scope for extension and alteration to a purchasers requirements we highly recommend a viewing to appreciate all the property has to offer.



Hadleigh Road, Holton St Mary

Asking Price of
£475,000



A beautifully presented detached three bedroom bungalow situated in a set back position within the village of Holton St Mary. The property benefits from extensive living accommodation, field views to the rear, ample off-road parking all in a 0.24 acre plot. We highly recommend a viewing.



The Street, Capel St Mary

Asking Price of
£399,995



A delightful detached unlisted period cottage with origins, we understand, from 1770 located in a central position within the village being close to amenities. Offering three reception rooms, three bedrooms, fitted kitchen, conservatory, utility, cloakroom, first floor bathroom, studio/office, enclosed south-facing garden with shed and two off-road parking spaces. Other benefits include double glazing, gas fired radiator heating and log burner.



London Road, Copdock

Asking Price of
£475,000



A recently constructed contemporary style three bedroom detached property offering light and airy accommodation with impressive open plan living/dining/kitchen overlooking enclosed rear garden and field views to the rear. Being within easy reach of Ipswich and the A12 and A14.





Lower Street, Stratford St Mary

Asking Price of
£535,000

This historically significant, Grade II* Listed, intriguing and charming village property in need of complete restoration, features include five bedrooms and an abundance of ground floor space alongside just under half an acre of garden (STMS).

Internally the property is interspersed with a wonderful array of period features throughout, from its over 500 year history, offering a purchaser an opportunity to acquire both a family home and part of the history of the Dedham Vale.



Daisy Close, Capel St Mary

Asking Price of
£475,000



An well presented end of terrace two bedroom house. Built approx 3 years ago (NHBC still remaining) with benefit of being within easy access, whether walking or driving, of all village amenities. Offering living room, kitchen/dining room, cloakroom, two bedrooms and family bathroom, front and rear garden with driveway and one further allocated parking space, double glazing and gas fired radiator heating.



Pykenham Way, Hadleigh

Asking Price of
£235,000



This three-bedroom mid-terraced property on Pykenham Way benefits from a large sitting room, kitchen, and utility on the ground floor and three large bedrooms on the first floor. Being within walking distance from the town centre, this property is truly worth a viewing.



The Green, Raydon

Asking Price of
£200,000

With consent in place for a substantial 1560 square foot detached two storey house enjoying views over open fields to the rear and positioned sympathetically within the street scene of the well-regarded village of Raydon. The property will have two large bedrooms one with en-suite and a large family bathroom on the first floor with an abundance of open plan living space, a study and sitting room on the ground floor. This wonderful plot gives a purchaser the opportunity to work within the existing planning consent to create their ideal home. Please contact us to arrange a viewing on site.



London Road, Copdock

Asking Price of
£395,000

Completed to an excellent standard this three bedroom detached family home, offers well planned accommodation throughout including an open plan kitchen dining room with bi-folding doors to the rear garden and a main bedroom suite with walk through wardrobe and en-suite shower room. Available shortly, call to arrange a viewing.



Hunters Chase, Dedham

Asking Price of
£125,000



Strategically placed on the edge of the village of Dedham, this 2.6 acre (sts) parcel of grassland with consent for equestrian use and well defined hedge boundaries to all sides, represents an excellent opportunity to develop and enhance the land for a buyer's specific uses.



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