

# EUGENE HOUSE

*Magazine* 

THE  
COUNTRY  
 HOUSE  
DEPT.









# EUGENE *House*

33 South Street, Manningtree, Essex, CO111BG



Recently renovated, Eugene House is an elegant Grade II listed home where every room has been carefully considered. The current owners have a strong eye for colour and design, creating a home that feels fresh and welcoming while respecting its history. Immaculately presented, it is ready to move into. The accommodation flows well, suited to both family life and entertaining. The reception rooms are well proportioned, each with its own character, from spaces for hosting to a cosy snug for quieter evenings. Original fireplaces, exposed timbers and sash windows sit alongside contemporary finishes, creating interiors that feel both classic and comfortable.

The kitchen and breakfast room is the heart of the home. Beneath a double-height vaulted ceiling with exposed timbers and a glazed gallery above, it is a striking space designed for modern living. A generous island, walk-in pantry and space for a large dining table make it ideal for everyday use and gatherings.

Across the upper floors are five bedrooms and three bath and shower rooms, including a principal suite with dressing room and en suite. Outside, the sheltered courtyard is ideal for summer evenings around the pizza oven, while the detached coach house provides a studio or home office above the garaging.















# THE FINER *Details*

Bedrooms  
5

Reception Rooms  
3

Bath/Shower Rooms  
3

Large Cellar

Coach House

Garaging

What3Words  
///crumble.hiked.speeding

Co-Ordinates  
51°56'40"N , 001°03'51"E

Services  
Mains water, electricity and drainage  
Gas fired heating

EPC  
G

Council Tax  
Band G

Local Authority  
Tendring

























# ABOUT THIS *Area*



Named one of The Sunday Times Best Places to Live in 2026, Manningtree has become one of the most desirable places to live on the Essex and Suffolk border. Sitting on the banks of the River Stour, it offers a way of life that is increasingly hard to find, where the water, countryside and town come together within a few minutes' walk.

The estuary beach is at the heart of life here. Summer evenings might mean a swim after work, launching a paddleboard or kayak, taking the boat out for a gentle potter along the Stour, or simply watching children crab from the shoreline. Independent cafés, restaurants, pubs and boutiques create a lively atmosphere, while sailing, walking and cycling are all part of everyday life. Flatford and Dedham Vale are on the doorstep, with nearby Wrabness Nature Reserve offering spectacular scenery and wildlife.

Manningtree station is within walking distance, with direct services to London Liverpool Street in around an hour. Colchester and Ipswich are both around 20 minutes away for extensive shopping, leisure and cultural amenities. Families are exceptionally well served by schools including Littlegarth, OBH, Holmwood House, Ipswich School, Ipswich High School and the Royal Hospital School, alongside outstanding state options including Manningtree High School, Colchester Royal Grammar School and Colchester County High School for Girls.





















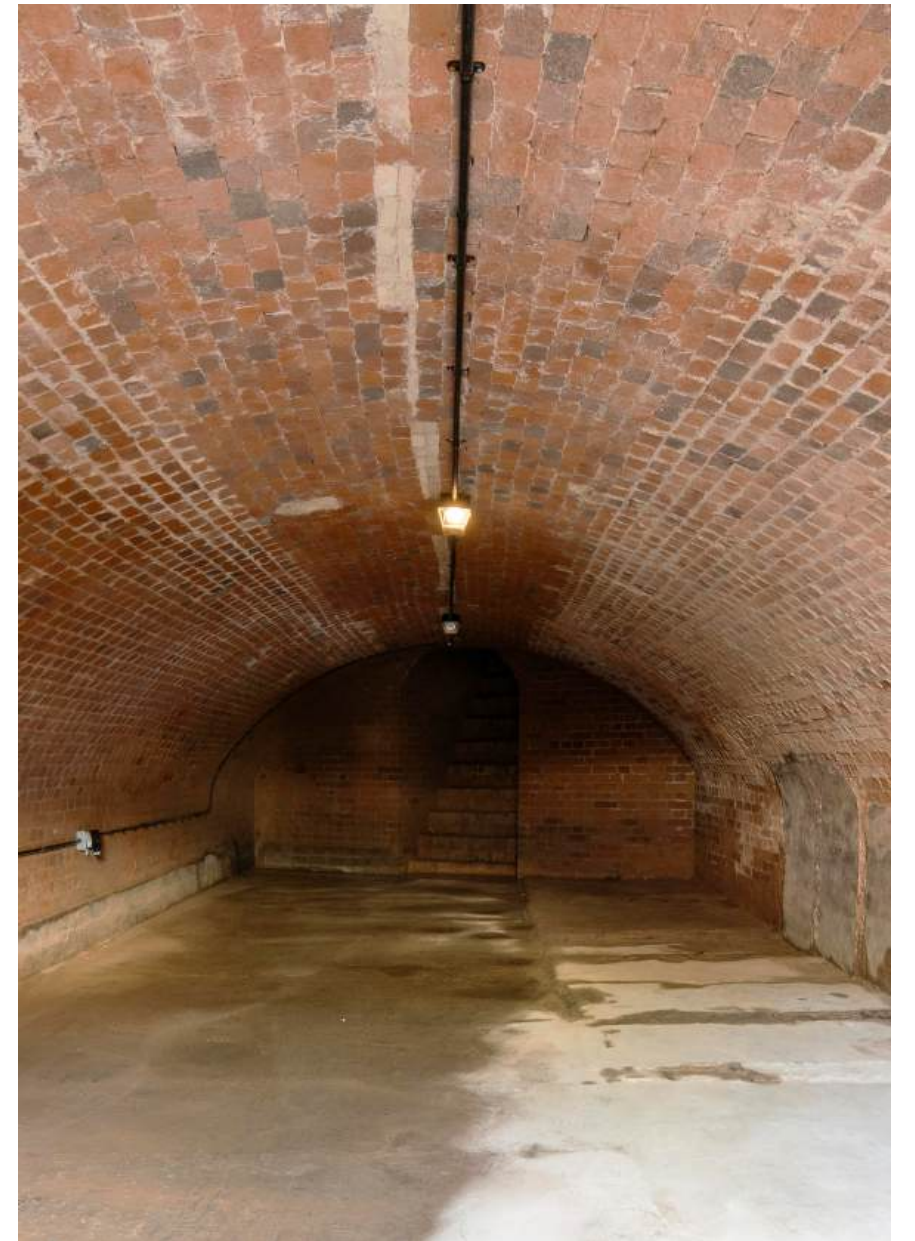














# POINTS OF *Interest*



## **Towns and Cities**

Hadleigh, 10.1 miles  
Colchester, 10.4 miles  
Ipswich, 11.2 miles  
London, 74.9 miles

## **Pubs & Restaurants**

Lucca, Manningtree  
The Sun Inn, Dedham  
The Marquis, Layham  
The Swan, Stratford St Mary  
The Three Horseshoes, East Bergholt  
Milsoms, Dedham  
The Crown, Stoke-by-Nayland

## **Train Stations**

Manningtree Station 0.9 miles  
Mistley Station 0.9 miles  
Colchester Station 10.4 miles  
(London Liverpool Street from 56 mins)

## **Airports**

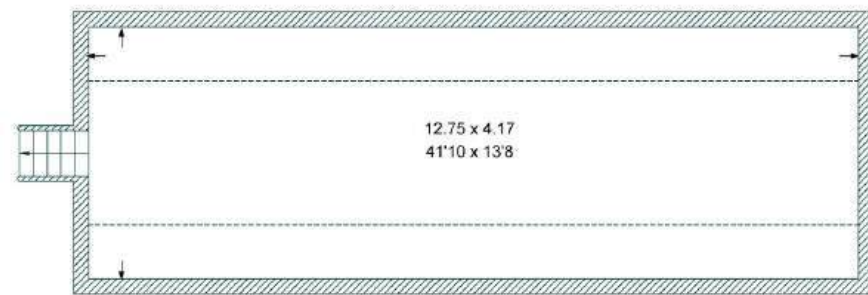
Stansted Airport 41.5 miles  
London Heathrow 103 miles



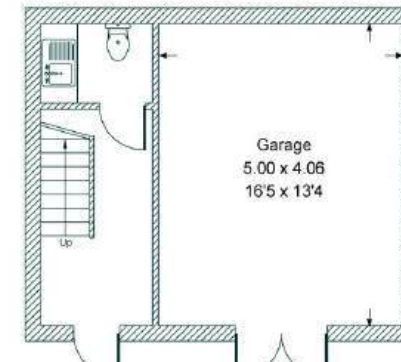


# FLOORPLANS

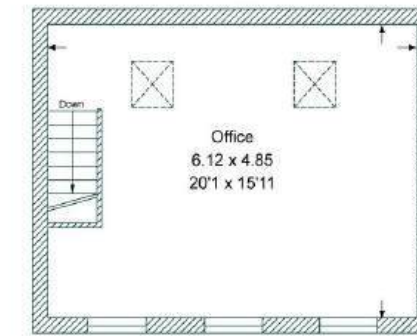
## *Eugene House*



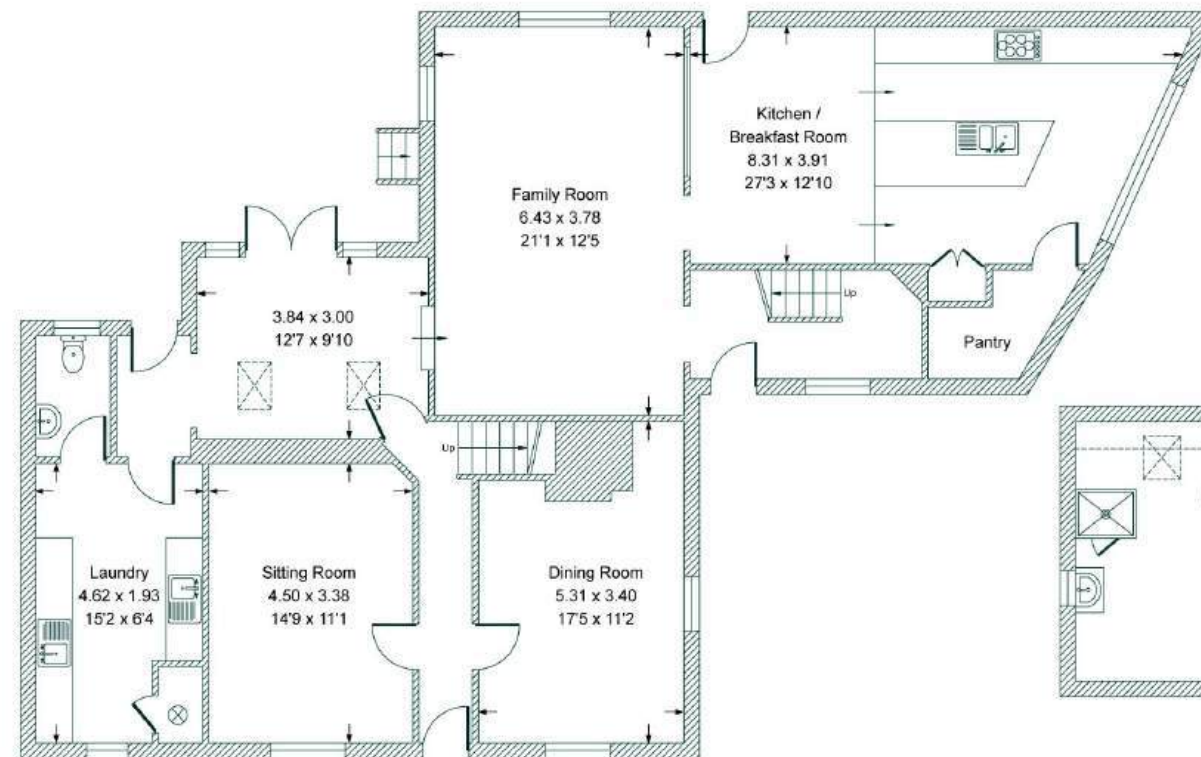
**Basement**



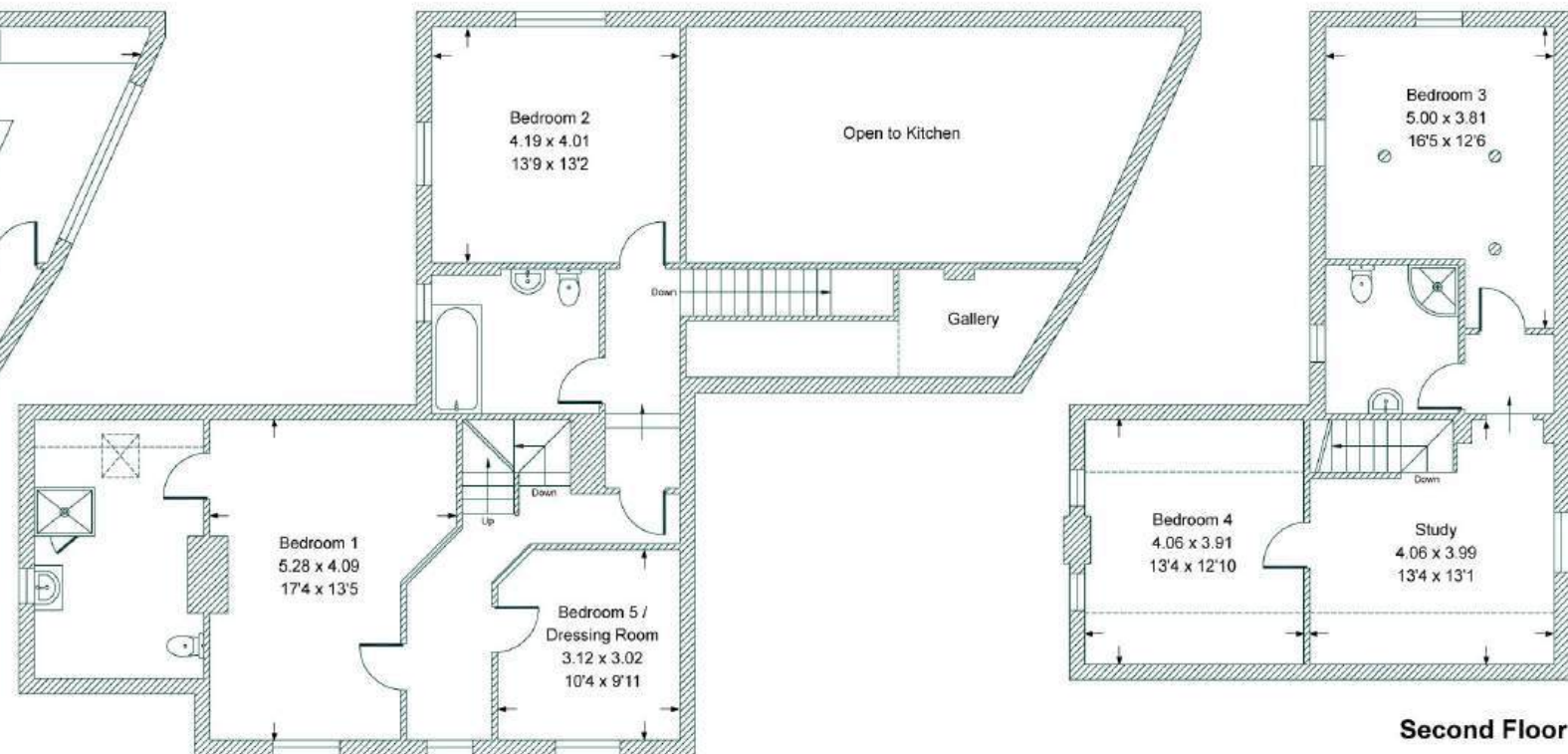
**Coach House Ground Floor**



**Coach House First Floor**



**Ground Floor**



**First Floor**

**Second Floor**

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) Produced by The Country House Department Limited

Total - 398 sq m / 4,279 sq ft  
House - 338 sq m / 3,641 sq ft | Outbuilding - 60 sq m / 638 sq ft |





# AREA GUIDE

## *North Essex & The Suffolk* ➡

North Essex and the Suffolk border offer a wonderfully unspoilt corner of East Anglia, where rolling countryside, historic market towns and riverside landscapes create an enviable way of life. Medieval wool towns such as Long Melford and Lavenham are rich in character, with independent boutiques, antique shops and welcoming cafés lining their picturesque streets. The nearby Stour Valley and Dedham Vale, immortalised in the paintings of Constable, provide some of England's most celebrated scenery, with miles of footpaths weaving through meadows, woodland and charming villages.

### **Walk - The Stour Valley Path**

The Stour Valley Path offers beautiful riverside walks through Constable Country, with particularly scenic stretches around Long Melford and Sudbury, perfect for family outings and dog walks alike.

### **Event - Suffolk Show**

The annual Suffolk Show is one of the highlights of the rural calendar, celebrating agriculture, equestrian pursuits, artisan food and country living

### **Day Out - Kentwell Hall**

Explore the historic house and gardens of Kentwell Hall, famed for its Tudor re-enactments and seasonal events for all ages.





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