



Picture Perfect
Wix | Manningtree | Essex

EH
EXQUISITE HOME



“ It's the character of the house that charms you”.



Picture Perfect

The Tendring peninsula is a beautiful, unspoilt swathe of land running from Harwich and Manningtree in the north down to the coastal resorts of Walton-on-the-Naze, Frinton and Clacton-on-Sea in the south. The pretty village of Wix is located to the north of the peninsula, around seven miles south of Manningtree. It's a community-minded village with a village shop and post office, community centre, playing fields and children's play area, a recently refurbished pub, basketball courts and lots of green open spaces and footpaths. There is a village primary school, and the nearest secondary school is in Manningtree. The village has a number of delightful period properties, but surely, few could be as pretty and charming as this lovely Grade II listed 15th century thatched cottage.

A Box of Delights

The cottage is framed by a beautifully kept front garden sheltered from the lane by a white picket fence. Mainly laid to lawn, it has several mature trees and looks out over uninterrupted farmland. A path runs from the garden gate to the front of the house and there is a flower bed planted up with mature shrubs and daffodils. To the left is a brick paved drive which would comfortably accommodate three to four cars. The front door leads into a small porch and then into the sitting room which is full of character. A huge brick inglenook fireplace gives the room immense character and accommodates a log burner, while there is a traditional latch door leading to the cottage staircase. The oak floorboards and pale walls complement the exposed beams and natural light pours in through the large window which faces out over the front garden. From the left of the hall, the ground floor bathroom can be accessed, comprising a country-style suite of a freestanding claw foot bath, a basin and a

toilet. There is storage space and plumbing for a washing machine. Leading off the sitting room is the charming dining room, also with oak flooring and many exposed beams. This room has a feature fireplace and a pretty cottage-style window looking out over the front garden. The kitchen is located next door to the dining room, a smart, contemporary space with a built-in oven, electric hob, integral dishwasher, fridge and freezer. It is well laid-out with a tiled floor, pale cabinets with chrome handles, granite effect worktops and attractive green tiles halfway up the walls. The ground floor reception accommodation is completed by the garden room, a delightful light-filled space at the back of the house enjoying uninterrupted views over the back garden. This is the ideal space to sit and read a book, to enjoy a coffee with friends or simply drink in the wildlife in the back garden. Heated by radiators, it is warm and cosy all year round. There is a ground floor bedroom, a good-sized double with views over the back garden. This bedroom is served by a neutral and contemporary en-suite shower room.

Echoes Of The Past

The cottage charm only intensifies as the steep staircase leads up to the bedrooms, nestled under the recently replaced Norfolk Reed thatch. With exposed oak beams, sloping pitched ceiling, dormer window and an exposed brick chimney breast, the first bedroom is a picture of loveliness. The experience of sleeping under the thatch in such a beautiful and historic room is a romantic one. This bedroom leads directly into the next bedroom, a single room with exposed beams and lovely views out over the garden and adjoining countryside. With the correct planning permission and building consent, it may be possible to convert this room into a dressing room or en suite for the main double bedroom.





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Sitting Pretty

The south-east facing back garden is an absolute delight. Mainly laid to lawn and beautifully kept, it is bordered by curving flower beds planted up with bulbs, perennials and shrubs for all year-round colour and texture. There are several mature trees and a garden pond. An enchanting pepper pot style thatched garden room with power and light sits on the left-hand side of the garden. A pretty wooden arch leads to a secret garden with a pergola, seating area and workshop. In its present state, the land amounts to a generous quarter of an acre.

On Your Doorstep...

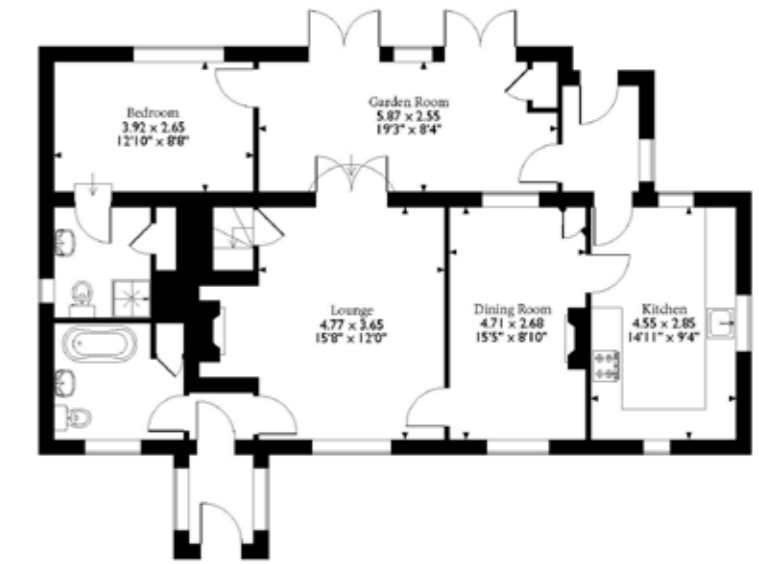
Wix is just one of the many pretty villages with which the peninsula is dotted. The quayside village of Mistley is just a short drive away, as is bustling Manningtree with its mainline station with trains going straight into Liverpool Street. Hamford Water National Nature Reserve, with its mix of creeks, mud and sand flats, salt marsh, islands and beaches is a short drive to the south east of Wix. Colchester is twelve miles to the west. This chocolate box cottage is immaculate inside and out and is offered with no onward chain. The garden room could easily be used as an office for those who need to work from home and the property offers comfortable and flexible accommodation along with a wealth of beautiful period features.



Approximate Gross Internal Area
123 Sq M/1325 Sq Ft



First Floor



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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