





Warren Lodge
Clay Lane
St. Osyth
Essex
CO16 8HG

Occupying a rural position amongst fields and its own grounds of an acre, is this 5-bedroom detached converted barn retaining a wealth of fine oak timbers blended with modern contemporary living centered round the 22' high vaulted main living space.

Warren Lodge has oil fired central heating and bespoke double glazing, provides over 3,500 sq ft of living space over two floors with 5 bedrooms and 3 bathrooms. Within the grounds that extend to about one acre is a large turning circle and garaging for 3 cars.



- 5 bedrooms
- En suite, shower room and bathroom
- Galleried landing
- Extensive central living space
- Sitting room, study
- Hall and cloakroom
- Beautiful kitchen/breakfast room
- Large utility

The barn has an entrance hall with tiled flooring that leads through to the main living space, a truly special space with 22' high vaulted oak framing with two large double height windows with bi-fold doors leading out to both the front and rear. In the corner of the room is a log burner whilst oak stairs lead up to the galleried landing leading to the bedroom wings on the first floor. There is a large cloakroom with toilet and wash basin. The main sitting room has a wealth of exposed timbers and brickwork has French doors leading out to the gardens. The study lies adjacent and has some exposed timbers but embraces the warmth of oak with wooden flooring. The kitchen/breakfast room is comprehensively fitted with modern base units under granite worksurfaces with a 1 and a half bowl sink with spray tap. Built in appliances include a smeg dishwasher, fridge and freezer, 4 ring induction hob, light and extractor over and twin ovens. In the corner of the room is a larder cupboard, whilst in the centre of the room is a granite topped island with storage and space for stools beneath. A door leads through to the utility which houses the camray oil fired boiler and has worksurfaces and storage as well as space for a tumble dryer, fridge/freezer and plumbing for a washing machine.

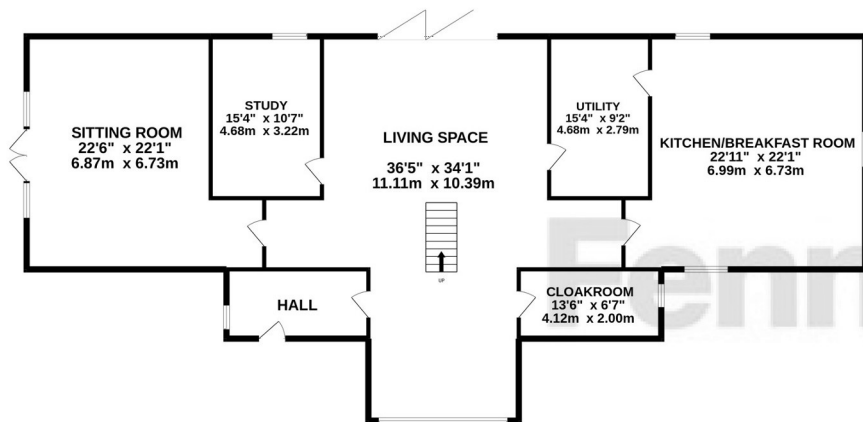
The first floor is accessed from the oak staircase in the main living space with long galleried landing which has 3 storage cupboards and bedroom wings at each end of the barn. The principal bedroom has a range of built in wardrobes along one wall with exposed timbers. A door leads through to its own ensuite facilities with a shower cubicle, vanity wash basin and toilet. The second bedroom has a built-in wardrobe whilst opposite is a shower room with toilet, pedestal wash basin and tiled shower cubicle. At the other end is 3 further bedrooms all with exposed timbers with the smaller of the 3 having a built-in wardrobe and 2 storage cupboards on the landing. This end is also served with the main bathroom with a panelled bath, wash basin and toilet.



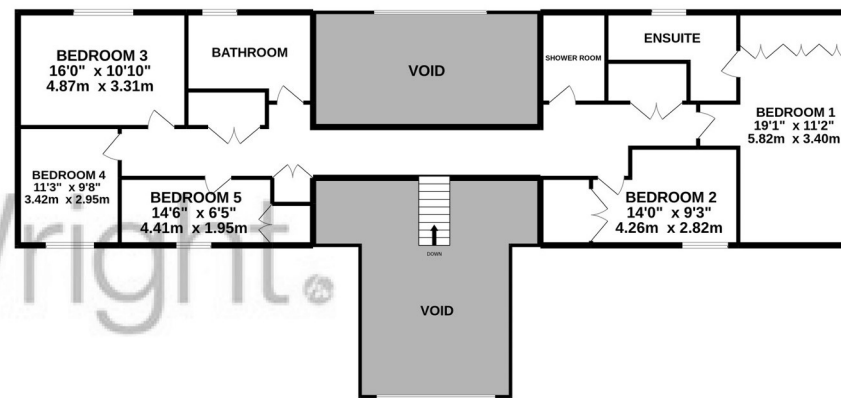




GROUND FLOOR
2139 sq.ft. (198.7 sq.m.) approx.



1ST FLOOR
1385 sq.ft. (128.6 sq.m.) approx.



WARREN LODGE, PARK CHASE, ST OYSTH, ESSEX

TOTAL FLOOR AREA : 3524 sq.ft. (327.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2022

Consumer Protection Regulations 2008

Fenn Wright LLP has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Starway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.



Outside

Warren lodge is approached by a shared driveway from Park Chase with its own shingle drive and turning area in front of the barn with central lawn with established shrubs and tree. To one side is a concrete hardstanding in front of a triple garage (27'6" by 19'8") with 3 sets of opening doors.

The rear garden is predominantly lawn with hedged borders and established trees. There is an area of shingle, decking and block paving that sweep round the side and rear of the barn with pergola walkway.

Location

St. Oysth is a coastal village along the Essex sunshine coast. The village enjoys water sports around the lake and has a good range of shops, restaurants/public houses. The village is steeped in history with numerous period homes with the area dominated by the Priory and its grounds. There is straightforward access to the coastal town of Clacton with a larger range of shops and supermarkets and wider educational facilities. There is also a railway station with services that run to London Liverpool Street with the neighbouring village of Great Bentley also picking up these rail services as well as providing road links to the A133/A120 with access to Colchester and beyond to the A12.

Directions

From Colchester proceed along the B1027 through the villages of Alresford and Thorrington. Upon arriving at St. Oysth, don't take the turning in to the village and continue along the main road. Continue passed the turning in to Clay lane and eventually on the left hand side is a private drive (Park Chase) with a sign for Park Hall. Proceed down and turn right which leads down to the Barn.

Important Information

Services – Mains water supplied from the adjoining farm, mains electricity is connected to the property whilst there is a septic tank and oil-fired central heating system.

Council tax – F

EPC rating – TBA

Our ref - JDP

Agents note

There is a wayleave agreement for the electricity pole. The main drive is owned by Warren Lodge, but the neighbouring property has a right of access over the shared element of the drive through to their property. A covenant prevents Warren Lodge being run as a business.

The Barn is currently being monitored to check its structural adequacy.





Colchester
01206 763388
colchester@fennwright.co.uk

fennwright.co.uk