



EH

EXQUISITE
HOME

PERFECTLY PLACED

Located at the end of a private drive and looking out over open fields that stretch all the way to Hamford Water Nature Reserve is this exceptional four/five-bedroom, three bathroom family home. With a wealth of living spaces the house is both versatile and stylish, and its location along the enchanting Essex coast allows access from the front door to some of the most incredible walking routes found in this part of the country.





Built in 2002, the property offers the roomy living spaces of a modern day house but cleverly emulates some of the features of an idyllic country cottage. The main entry opens into a hall with a cottage-like stair that leads to the first floor, and is straddled on either side by two of the three main living areas. To the right of the entrance door is the first sitting room, with its commanding brick inglenook-style fireplace with an inset multi-fuel wood burner. The second sitting room is in the centre of the home and acts as a true hub for family living. This room also enjoys the benefit of a large, statement inglenook-style fireplace with yet another wood burner, and to the side, a door opens into the large conservatory. The conservatory has been updated by the current owners with an all-weather roof, making this room a year-round living space. With its wealth of natural light, it makes the ideal room for sitting back and enjoying a book whilst listening to the birdsong outside the French doors which open out into the pretty garden.

The sitting room opens through into the good-sized kitchen, which again functions as a thoroughly modern space with a wealth of fitted units and modern appliances. The standout feature of this space, however, has to be the open-plan living room, with its vaulted ceilings and skylights allowing natural light to filter in through the south-facing side of the house. This is a truly versatile space which is ideal for entertaining. When talking about the wealth of living space on offer in the house, the current owners noted that 'so many different rooms allows everyone to spread out and have their own space, but when we do come together it's such a big, roomy house that you don't feel like you're on top of each other at all.' They add that entertaining in the house has been a true delight, and that 'when people come round, the first thing they say is that it's such a "homely" house, that it just has such a great feeling.'

The property also includes an annex within the second wing which has a separate entrance, and within this wing is a large sitting room currently in use as a home gym and a kitchen which is used as a utility room by the current owners. A cloakroom is also found off of the kitchen, allowing this second section of the house to be truly separate from the main living areas. The utility room could easily return to a full kitchen as the wiring for appliances are already in place and the bedroom and bathroom are above with it's own staircase, perfect for generating additional income or ideal for multi-generational living.



The Perfect Space For Entertaining



“The property has been well designed and offers versatile living spaces...”



Four bedrooms are currently found on the first floor. A fifth room is currently in use as a dressing room, but this could be reverted to a bedroom to create five spacious, double bedrooms. The principal suite is currently found above the gym and utility area, enjoying the benefit of its own private staircase. The bedroom opens through into a large, stylish bathroom suite with a separate bathtub and shower. Across the landing is the large dressing room, which opens into the main portion of the house, where the other three bedrooms are found. Across the landing is the largest of these bedrooms, which enjoys the benefit of its own en-suite shower room. The further two bedrooms both share the use of a large family bathroom, with elegant, modern fittings including a freestanding roll-top bathtub and separate walk-in shower.

LOCATION

The property enjoys a delightful and spacious garden. The current owners have enjoyed the south-west aspect of the garden, noting that 'we get the sun all afternoon until it goes down, so there's always someplace warm to sit.' They add that, 'in the mornings we'll often sit outside in the garden and all you can hear are the birds. There's no passing traffic, and the dawn chorus is incredible.' The garden itself includes a large lawned area which is bordered by established plants and hedging, as well as various trees including an apple and magnolia tree. The garden was professionally landscaped shortly after the house was constructed, and the owners have since also added a decking area with a pergola over a hot tub, the perfect spot to sit and enjoy the night sky in this quiet area of Essex.

The village of Great Oakley sits just a few miles to the southwest of the port town of Harwich, allowing easy access to the town and all of its daily amenities, including national and independent shops and eateries, a train station and various sports and leisure clubs. The current owners have enjoyed the convenience of the village, noting that many of their daily needs are met within a short walk of the property, including a local shop, a friendly village pub, doctor's surgery, primary school and the village hall. They note as well that the area is a haven for walkers and dog owners, as there are 'miles and miles of public footpaths to explore: you can even walk right from the house along a public footpath that takes you all the way to Harwich and along the seafront.' The village is also a short drive from the popular village of Manningtree, with its mainline rail station offering fast services into London's Liverpool Street. The property is also located within half an hours' drive to Colchester, with its university, famed state grammar and private schools, and a wealth of diverse cultural sites to explore.



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