



EH

EXQUISITE
HOME



“A much-improved generous family home...”

Standing on the High Street is this much-extended and improved detached family home, constructed in the mid-Thirties. The present owners bought it in 1986, attracted by its wonderful location and by the large outbuilding in the back garden which was converted into an upholstery workshop for the owner’s business. Since moving in, the house has been redecorated throughout, a new kitchen and bathrooms have been installed, the electrics completely replaced and a gas fire put in to replace the original solid fuel one. In 2014, the outbuilding was converted into an annexe. There is a large block paved drive to the front of the house with enough space for three cars to park. There is room for two more in the integrated garage, which has power and light and could, if desired and with the correct planning in place, be used to double the width of the kitchen. There is private access to the annexe to the right of the house and to the left, a large integrated shed. The front part is ideal for storing bikes and the back for keeping garden equipment safe. The front door has a striking, bespoke leaded light and coloured glass panel in it which was made by the owner’s father in law. There is a matching side window, the sunlight pouring through the glass and making colourful patterns on the walls and floor. The generous entrance hallway is papered in Titley and Marr wallpaper and there is a stunning bespoke wrought iron balustrade leading up the staircase to the landing, made to order by a local blacksmith. A useful cloakroom leads off the hallway. To the left is the light and airy family room with its striking azure chimney breast with gas fire, bay window through which natural light pours and handmade Alcantara curtains and pelmet. The owners tend to use it when they have guests over and it has played host to many happy family Christmases and parties over the years. Next door is the dining room with its sliding doors on to the garden papered in Coles wallpaper. This room is often used when family come over and it is full of lovely memories. The kitchen is painted in a cheerful shade of sunshine yellow and features brightly coloured crackle tiles. With its high gloss grey units, three shuttered tambour units, integrated Bosch dishwasher, electric Bosch oven and hob, waste disposal unit and plenty of storage and worktops, it is the ideal family kitchen. There is plenty of room for a table and chairs where informal family meals are eaten.

The owners are currently using the principal bedroom as a snug. With its light and spacious dimensions, fitted wardrobes and en suite bathroom, it is a charming space. The bathroom features a large metal bath, the ideal place for a relaxing candlelit soak. The second bedroom also benefits from fitted wardrobes, while the third bedroom is papered with John Lewis wallpaper. The fourth bedroom is currently being used as an office and is a small double. All four bedrooms have interlined curtains and blackout blinds. The stunning four piece family bathroom has a large metal bath, Mastella units, a bespoke Aqualisa shower, his and hers basins, a chrome towel heater and blue and green glass bricks.





The meticulously converted annexe has had a long and interesting history. When originally built, it served as a Catholic church, then a bakery after the war, then as part of a builder's yard and finally as an upholstery workshop. Now it has a very spacious open plan reception room with plenty of space for a table and chairs, a smart kitchenette, a shower room with an Aqualisa shower and a pair of double doors leading out to a sunny seating area.



LOCATION

The lovely garden is partly laid to lawn with the rest block paved. An apple tree stands on the lawn providing dappled shade and there are two brick constructions up the sideways, one housing the boiler, the other a bespoke wine store with clay units with the capacity for 150 bottles. There is a decking area with a pergola under which sits the hot tub. There is also a solar-powered garden shower. Through an arch with metal gate are five raised beds with fitted clothes, one serving as a cold frame. These are ideal for growing vegetables and there is a second apple tree down here, as well as a very large shed/studio. The neighbours are all very friendly, there is a bus stop outside and Clacton and Harwich are only fifteen minutes away, Frinton ten, Colchester twenty and Ipswich thirty.

The village of Thorpe-le-Soken thirteen miles east of Colchester and four and a half miles west of Frinton is a thriving community. It has a doctor's surgery, a pharmacy and optician, three pubs, a social club, a Chinese takeaway, two restaurants, a primary and secondary school and its own station. Located in beautiful open countryside and within easy reach of the coast, it is ideal for families and commuters alike. The Tendring Peninsula in northeast Essex is renowned for the popular seaside resorts of Frinton, Walton on the Naze and Clacton on the Sunshine Coast. It is bisected by the A120 and A133 and with regular fast trains into London Liverpool Street run from the stations on the Sunshine Coast Line, this area is a well-kept secret. Hamford Water National Nature Reserve is a popular place to visit, the peninsula's shores are lapped by the waters of the North Sea and there are any number of pretty villages with historic buildings dotted across it. Evidence has been found of Roman and Saxon occupation and it is a popular destination for walkers, swimmers, paddleboarders and sailors. With easy access to plenty of leisure activities, it is also ideally placed for those who need to commute to Colchester, Chelmsford or London.

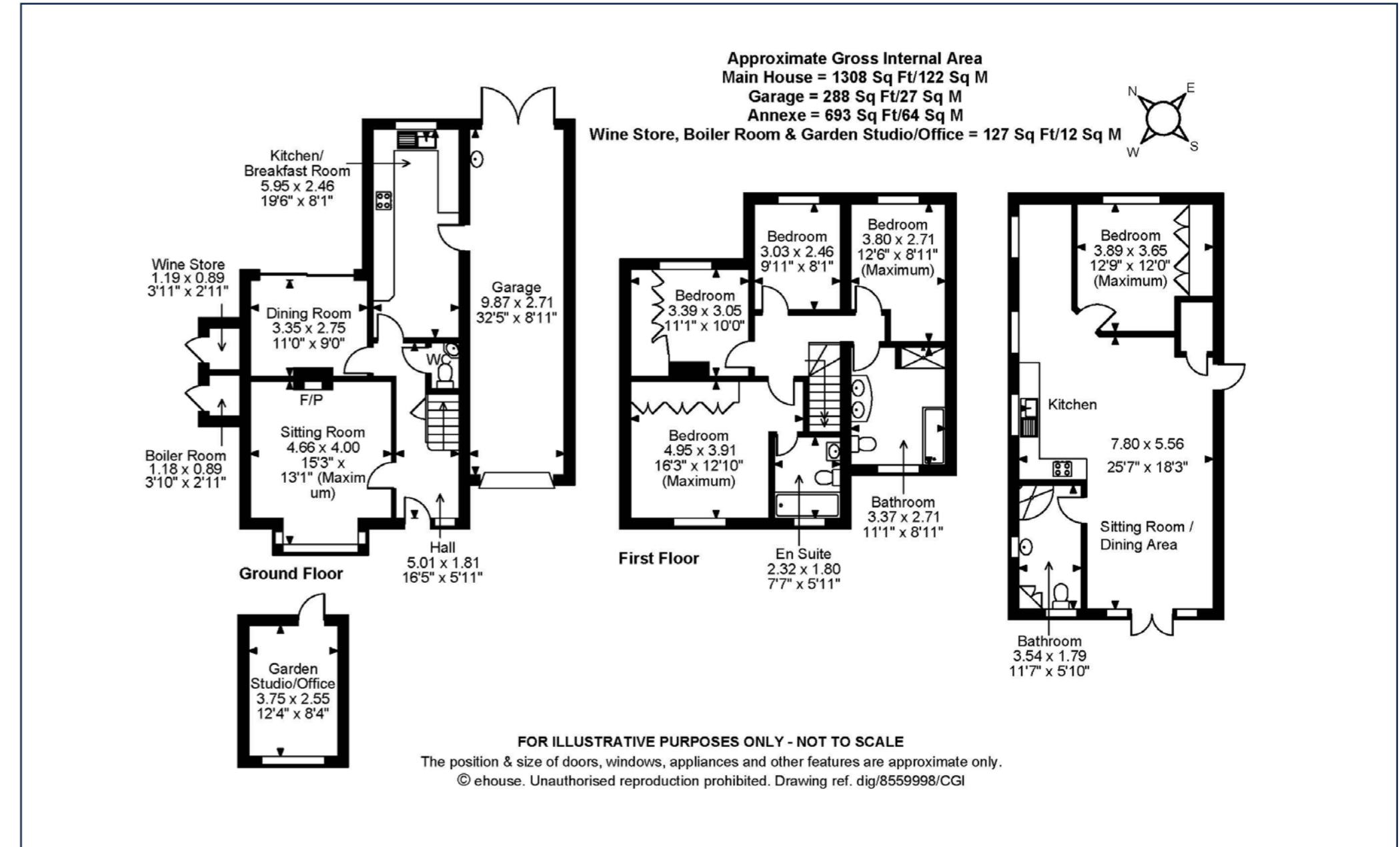


Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		60
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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