



Frinton Road | Thorpe-le-soken | CO16 0HP

FINE & COUNTRY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E		
21-38	F	29 F	
1-20	G		









STEP INSIDE

Rose Hall

ROSE HALL

Homes of Exception are proud to present this immaculate eight-bedroom period property located in the sought-after location of Thorpe-le-Soken. The home offers an impressive plot which stretches to just under 15 acres and includes a 11-and-a-half-acre paddock as well as excellent equestrian facilities. Rose Hall offers a total of approx. just under 6700 sq.ft and has exceptional grounds, inside the property offers spacious living with four reception rooms, eight bedrooms, a unique open plan kitchen/diner and utility. John Alexander highly recommends a viewing to appreciate the level of accommodation on offer.

THE LOCATION

Rose Hall is situated on the outskirts of the popular village of Thorpe-le-Soken within the Tendring District of Essex and is located to the east of Colchester as well as being a short distance from the coastal towns of Frinton-on-Sea and Walton-on-the-Naze. The village offers a Tesco Express offering goods for day to day needs, three public houses, wine bar, restaurant, Chinese restaurant and takeaway, dispensing chemist, doctors' surgery, popular Church of England primary school and Tendring Technology College and TLG Secondary School, both of which have extremely good OFSTED reports. There are also very good nursery schools in and near Thorpe-le-Soken (Margery's private day nursery being the one of them). Another further attraction is the transport available locally to the grammar and private schools in Colchester and Ipswich.

The village also offers a mainline railway station giving links to London Liverpool Street. Thorpe-le-Soken station is 1.7 miles away which is about a 4 minute drive from the property. The average journey to London Liverpool Street is approximately 1 hour 24 minutes. On an average weekday, there are 25 trains travelling from London Liverpool Street to Thorpe-le-Soken. If you prefer to use road transport, the A120 is a short drive away leading to the A12, M25 and beyond.

There are excellent walks which can be undertaken nearby offering views over the Walton Backwaters and Hamford Water. For those who enjoy boats, Titchmarsh Marina is only a 10-minute drive away. If you prefer to pamper yourself, the Lifehouse Spa, an exclusive boutique style hotel that offers luxurious beauty treatments, fine dining and retreat days is very close to the property.

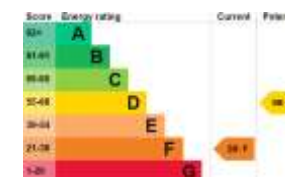
For those looking to set up a business, work from home, set up separate accommodation for extended family living or a home gym. The numerous outbuildings can be set up for the above purposes, subject to relevant permissions. There is power and drainage available which will facilitate the transformation.





DANNY READ
PARTNER

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