



EH

EXQUISITE  
HOME



*Spectacular Views...*

The Tendring peninsula, bounded on three sides by sea and rivers, has the best of both worlds. With thirty-six miles of coastline, award-winning sandy beaches, the seaside resorts of Walton on the Naze, Frinton and Clacton, picturesque villages and the bustling port of Harwich, it also has excellent road and rail links for those who need to travel to work. The main train line into London Liverpool Street runs from Clacton taking around ninety minutes with a number of other stations up the line, and the A120 and the A133 provide good road connections. The little village of Great Holland is just under three miles from Frinton-on-Sea and four and a half miles northeast of Clacton-on-Sea. With a sandy beach, a community-owned pub and a Grade II\* listed parish church. A bus service links the village to Clacton-on-Sea and Kirby Cross, and trains run from nearby Kirby, Frinton-on-Sea and Thorpe-le-Soken.

On a quiet road on the edge of unspoiled open countryside is this handsome detached family home built in 1880. The present owners added a double storey rear extension around twenty years ago, enlarging the sitting room and principal bedroom above. There is a very generous drive to the front with plenty of room for parking, as well as a spacious double garage with power and light. Gates lead to the back garden, and to the right is a small fenced area with a large workshop/stores to the right, which would make the ideal hobby room, workshop or even a home office, particularly as it has both power and light. The front door leads into the large, light filled hall with a useful understairs cupboard. To the left is the dual aspect dining room with its original late Victorian mantelpiece. At present, this is not in use, but it may be possible to open up the chimney and restore this feature. Next door is a small utility room with plumbing for a washing machine. There is also a cloakroom, ideal for guests. To the right is the kitchen/breakfast room with its light oak cabinets, solid wood worktops, integrated electric oven and induction hob. There is more than enough room for a table and chairs for informal dining, kitchen suppers and everyday meals. To the rear of the property is the spacious, light, dual aspect sitting room with wonderful views of the pretty back garden and out over the fields beyond. With a wooden floor and natural light streaming through the window and doors out on to the garden, this is the perfect family space.





### *Light and Airy First Floor...*

The staircase rises to the generous landing which has access to the loft. It has been fully insulated and has been partly boarded out. There may well be potential to add more storage in this area. The elegant dual aspect principal bedroom benefits from a sleek en suite shower room with smart black and white tiles and a heated towel rail. The second bedroom is a dual aspect double and bedroom three is also a double, while the fourth bedroom is a single. If desired, it would be possible to return the second bedroom to the original configuration of separate bedrooms. However, the present layout works well for families and those who host guests. The three piece family bathroom has a bath with electric shower over. All the internal doors are of light oak which adds very greatly to the charm of this house.



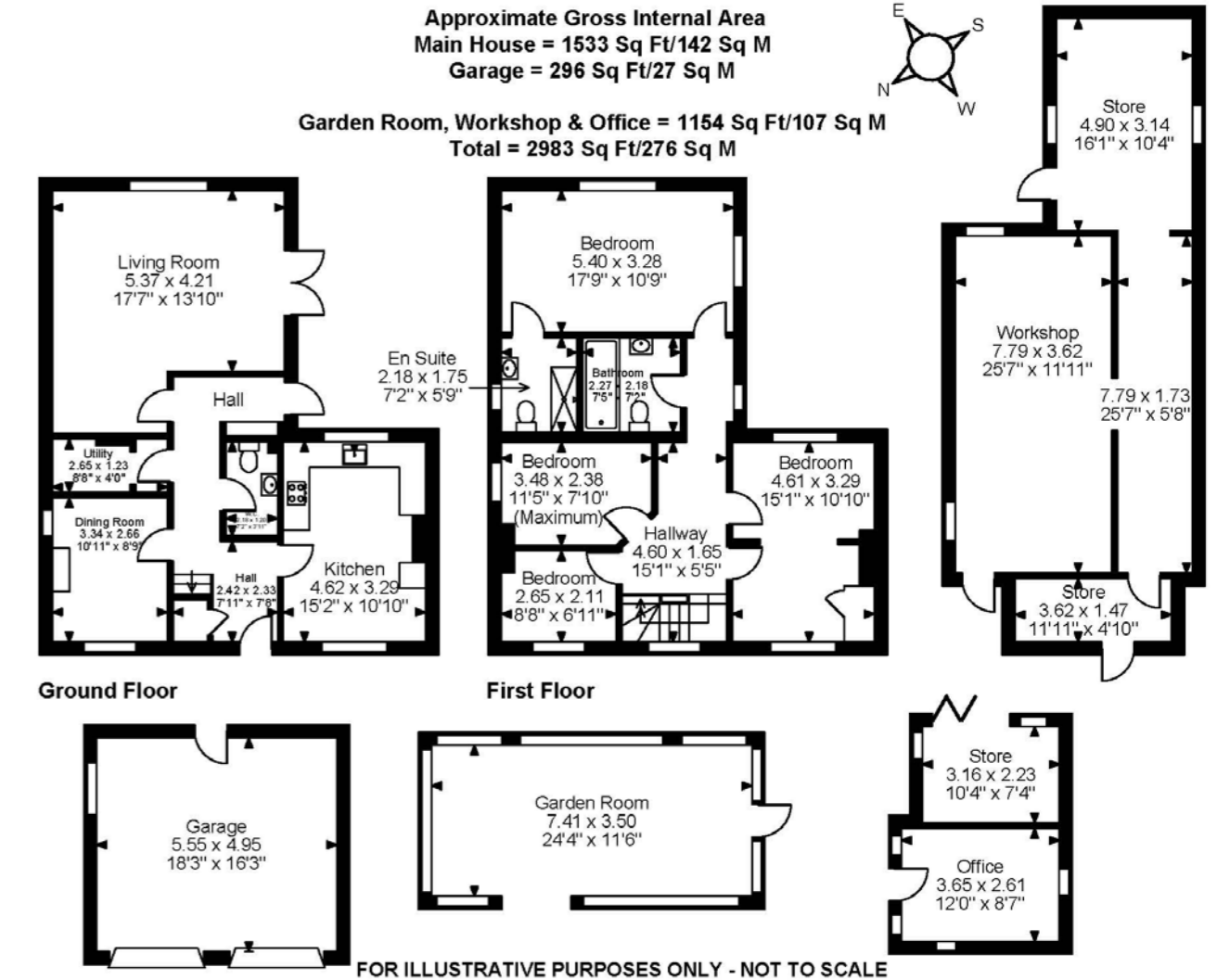
# LOCATION

The house sits on a generous plot of 0.30 acres and the rear garden is private and not directly overlooked. There is a stone terrace at the rear, ideal for al fresco dining, family barbecues, parties and a relaxing drink at the end of the day. The rest of the garden is laid to lawn and there are a number of outbuildings. The garden room is not presently connected to power and light but has the infrastructure in place. It may need some restorative work, but once completed, this is a spacious and welcoming space which could certainly be used as a home office if desired. There is also a large greenhouse. The views from the back garden are stunning and there is more than enough room to put in additional flower beds or even a small vegetable patch. The garden is encircled by mature trees and bushes and a low hedge at the back allows uninterrupted views over beautiful countryside.

Great Holland is a friendly and close knit community with the thriving pub only half a mile away. Shops, schools and amenities can be found in Clacton-on-Sea, Holland-on-Sea, Thorpe-le-Soken and Frinton-on-Sea, all an easy journey away. The nearest primary school is only 1.3 miles away and the beautiful Sunshine Coast is minutes away. Fresh sea breezes blow into Great Holland from the sea and for those keen on sports, there are myriad opportunities to swim, paddleboard, walk and run in this beautiful part of Essex.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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