



EH
EXQUISITE
HOME

HANDSOME FAMILY HOME

Thorpe-le-Soken, thirteen miles east of Colchester and four and a half miles west of Frinton, is a popular and well-connected village close to the Sunshine Coast. The Tendring Peninsula on which it sits is bisected by the A120 and A133 and has regular fast trains into London Liverpool Street running from its station, making it ideal for commuters. Well served, the village 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. Standing on a private road near the centre of Thorpe-le-Soken is this handsome detached house with off street parking, a good sized back garden, four reception rooms, three bathrooms and four bedrooms. Flexible and spacious inside, with potential, it is located in a village setting, yet close to Colchester and well connected with transport links.





The village of Thorpe-le-Soken is 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 popular for families and commuters alike. Standing on a quiet unadopted road near the centre of the village is this handsome detached house on a generous plot with playing fields behind it. The present owners built their house in 1987. They were already living in the village and wanted to stay because of its lovely atmosphere and the ease of commuting to London.

The block paved drive at the front gives plenty of space to park cars. The porch leads to the front door which opens into the welcoming, Karndean luxury vinyl tiled floor with understairs cupboard. A sleek, contemporary shower room with blue and white tiling, storage and a chrome towel rail heater leads off it. A useful home office on the left of the hallway is perfect for anyone who has to work from home. To the right is the triple aspect sitting room with an attractive brick inglenook fireplace with an open fire. Many happy family Christmases and New Years have been celebrated here and it is a lovely family space. There are beams throughout the house, both supporting and on the ceiling, adding very greatly to its charm. A pair of double doors opens from the sitting room into the dining room which has a large brick fireplace, the ideal place for enjoying a cosy family meal, hosting a dinner party or simply relaxing with a glass of wine. A further pair of double doors lead to the generous conservatory with its views of the garden.

To the rear of the house is the kitchen/breakfast room with its bespoke solid wood cream cabinets, breakfast bar, wooden butcher's block, integrated Neff electric oven and integrated Bosch dishwasher. There is more than enough room for a table and chairs, making this the perfect place for everyday family meals, kitchen suppers and informal entertaining. Next door is the utility room with a sink, plumbing for a washing machine and tumble dryer and extra storage and preparation space and the ground floor accommodation is completed by the large garage with power and light. Presently used as a workshop, the garage has power and light and, if desired, and with the correct planning permission in place, it could easily be converted into a home gym, a workshop, home office or used to extend the kitchen out into an open plan dining/living/cooking family space. The staircase rises to the good sized galleried landing from which radiate four bedrooms and the family bathroom. The principal bedroom has a large walk in wardrobe with three doors, fully fitted with hanging rails and shelving, plus an elegant en suite shower room in a neutral modern palette with a large walk in shower, storage and a chrome towel heater. There is one further double bedroom and two singles, all with built in storage. The smaller fourth bedroom would make the ideal nursery, child's bedroom, home office or hobby room. The three piece family bathroom with bath and shower over and plenty of storage is fitted in a sleek, stylish palette, perfect for children's bathtimes.





“...Beams throughout add greatly to the charm...”





LOCATION

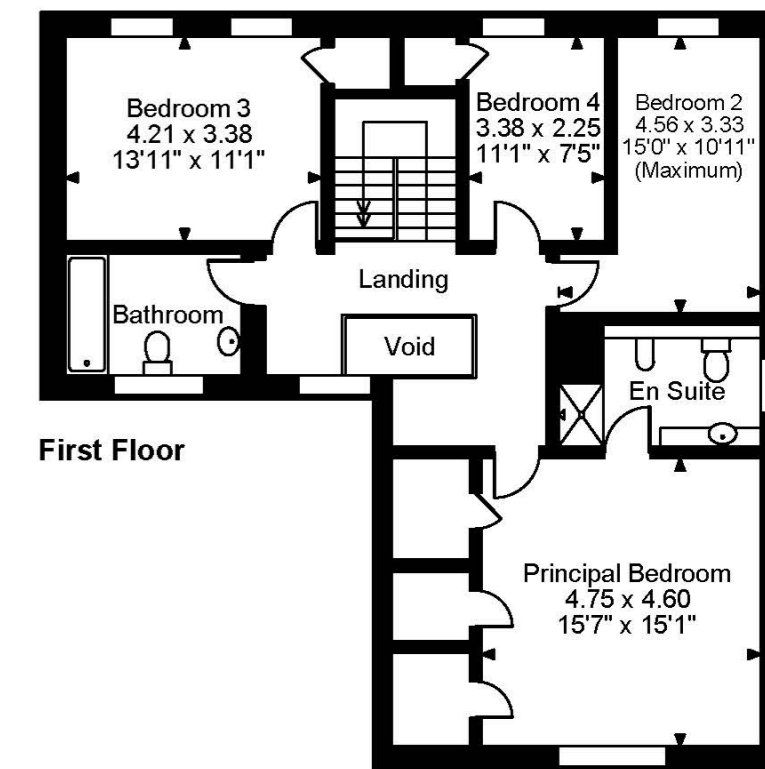
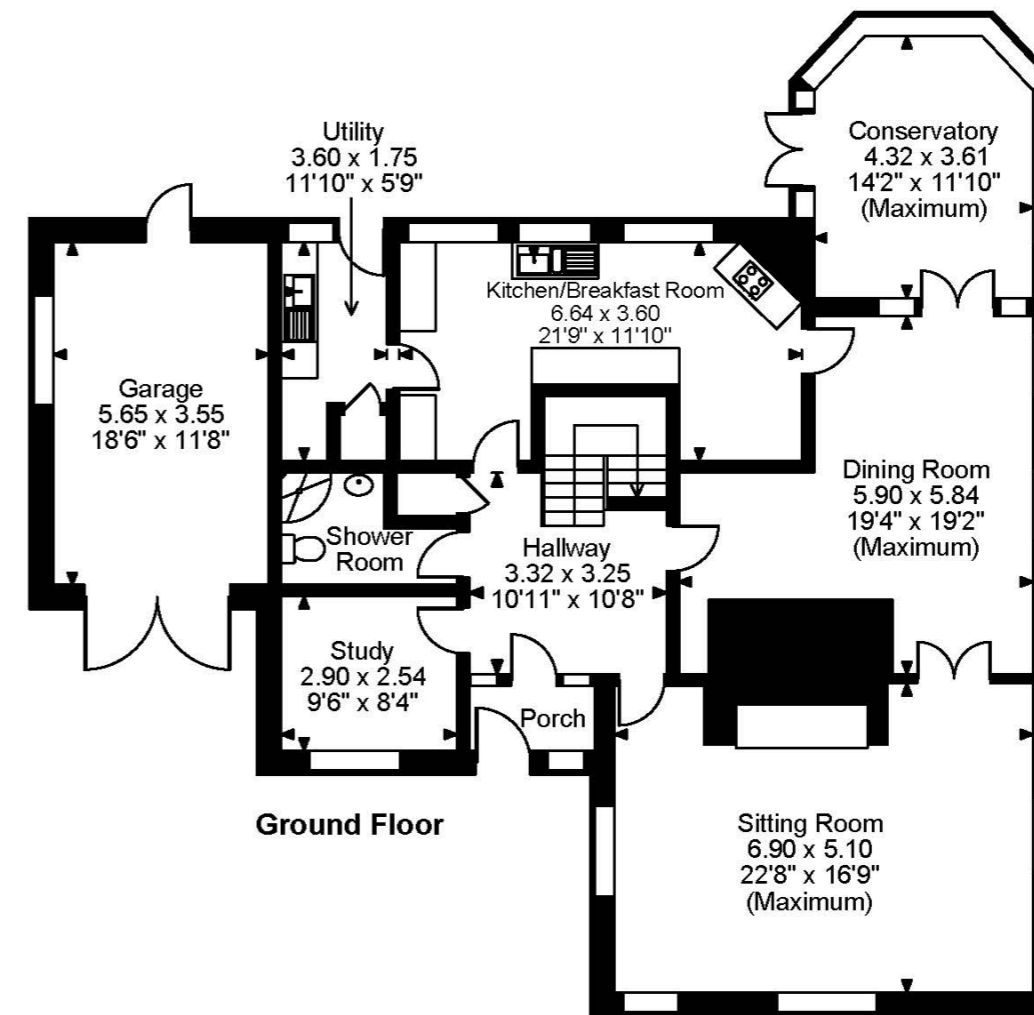
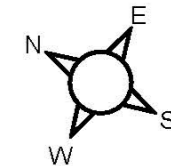
To the rear of the house is the pretty back garden with a brick paved patio and seating area leading off from the conservatory. This is the perfect place for barbecues or al fresco dining. The owner has thoughtfully installed an electrically operated awning which extends the amount of time the garden can be used throughout the year. The awning shades the patio from sun and protects it from rain. The rest of the garden is mainly laid to lawn, with shallow steps rising to a further paved area leading to a summerhouse and seating space in the middle of the lawn. The border is filled with well established shrubs and perennials and there is a small gazebo at the bottom of the garden, the perfect place to enjoy dinner outside or a relaxing drink with friends. 16 solar panels have been fitted to the west and south facing aspects of the house, which are economically very valuable.

In the centre of this popular Essex village with every amenity a person could reasonably need, close to the resorts of the Sunshine Coast, elegant Frinton-on-Sea and bustling Colchester, with excellent transport links, off street parking, a lovely garden and a versatile interior, this flexible family home is simply bursting with potential.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs (92+)	69
A	
(81-91)	
B	
(69-80)	
C	
(55-68)	
D	
(39-54)	57
E	
(21-38)	
F	
(1-20)	
G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC
www.epc4u.com	

Approximate Gross Internal Area
 Main House = 2566 Sq Ft/238 Sq M
 Garage = 216 Sq Ft/20 Sq M
 Total = 2782 Sq Ft/258 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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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