



**4 bedroom  
Detached  
House located  
in Harwich.**

Guide Price  
**£775,000 - £800,000**

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**JOHN ALEXANDER**  
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# Ray Lane Harwich Ramsey CO12 5HD



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## FULL DESCRIPTION

### THE OVERVIEW

\*\*\*Guide Price Of £775,000 - £800,000\*\*\*

Set within just over an acre of land, this impressive and beautifully established four-bedroom detached residence offers generous and versatile accommodation arranged over three floors. Nestled in a truly unique rural setting, the property enjoys picturesque surroundings, enveloped by open farmland and countryside views.

The property is set within beautifully landscaped gardens and boasts an inviting entrance hall, ground floor cloakroom, two superb reception rooms ideal for entertaining, a study, conservatory, luxury kitchen, and a cosy snug. There are four double bedrooms, two benefiting from en-suite shower rooms, along with a dressing room and a stylish family bathroom. The second floor features a fantastic games room, while outside the property further benefits from a double garage and cart lodge with a studio above.

### THE HOME

The ground floor offers a wonderfully spacious and well-balanced layout, perfectly suited to both everyday living and entertaining. A part-glazed entrance door opens into a spacious entrance hall, featuring attractive wooden flooring, characterful wood panelling to the walls, and a useful under-stairs storage cupboard, with stairs rising to the first floor.

A ground floor cloakroom is fitted with a white suite comprising a hand basin and low-level WC, complemented by a heated towel rail, tiled flooring, and a double glazed window to the side.

The main lounge is a striking and welcoming space, featuring an attractive inglenook fireplace with a log-burning grate and a beam above. Exposed ceiling beams, wooden flooring, and built-in display cupboards combine

to create a perfect balance of character and comfort. Double-glazed doors open onto the rear garden, while glazed doors provide a seamless connection to the dining room.

The dining room provides an excellent setting for formal entertaining, with exposed beams, wooden flooring, and ample natural light from two double glazed windows overlooking the rear. Fitted cupboards offer practical storage, and a door leads through to the kitchen.

The luxury kitchen is beautifully appointed with a range of modern, soft-closing units, complemented by ample work surfaces and integrated appliances including a four-ring induction hob, double ovens, extractor fan, and microwave. There is space for a fridge freezer, and the room retains charm with exposed beams and stylish flooring. The kitchen opens into a cosy snug area, ideal for more relaxed living, with access to the outside.

A separate utility room provides additional storage and space for appliances, enhancing the practicality of the home.

The study offers a quiet and functional workspace, complete with built-in cupboards and a pleasant front aspect. Sliding doors lead through to the conservatory, a bright and airy space constructed in UPVC with a pitched roof, providing a superb additional reception area with French doors opening onto the patio and garden.

Overall, the ground floor combines character features with modern convenience, creating a warm, versatile, and highly desirable living space.

The first floor offers spacious and well-arranged accommodation centred around a split-level landing with



built-in storage and access to all rooms, along with stairs leading to the second floor.

The principal bedroom is a generous retreat with fitted wardrobes, wood-style flooring, and rear aspect windows, complemented by a stylish en-suite shower room. Bedroom two is another well-proportioned double, also benefiting from an en-suite shower room, which leads through to a useful dressing room.

Bedrooms three and four are both versatile in size, ideal for family, guests, or home working, and are served by a well-appointed family bathroom featuring a corner bath with shower over.

The second floor boasts an impressive games room with exposed beams, creating a fantastic additional living or entertainment space.

## **THE OUTSIDE**

The stunning gardens, extending to just over an acre, are accessed via a five-bar gate opening onto an impressive long driveway, flanked by expansive lawned areas.

The driveway leads to a double garage with twin up-and-over doors, power and lighting, a storage loft above, and access to a second utility room. To the left, a cart lodge features stairs rising to a bright and spacious artist's studio, with a covered carport and additional garage/workshop beneath.

The rear garden is predominantly laid to lawn, while to the side of the property there is a beautifully landscaped area with gravel beds and decking, providing an attractive seating space with access from the snug.





Ray Lane, Harwich, Ramsey, CO12 5HD

## THE LOCATION

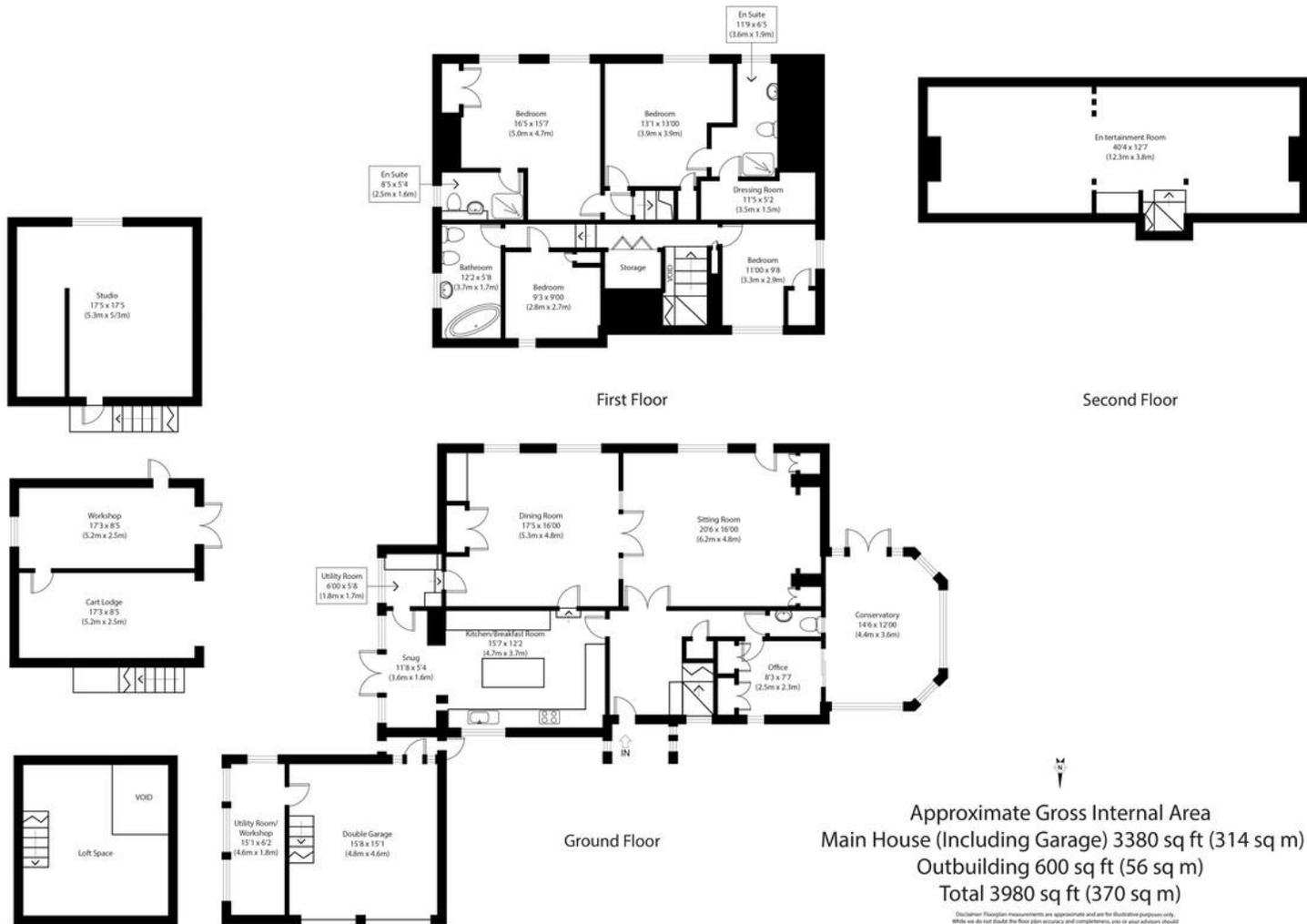
Situated in a pleasant semi-rural position, East Newhall on Ray Lane offers a peaceful setting on the outskirts of Harwich. The property enjoys a quiet location while still being within easy reach of the town centre, where a range of local shops, supermarkets, and amenities can be found.

Harwich itself is a historic coastal town, well known for its maritime heritage, seafront, and access to scenic walking routes along the coastline. The area also benefits from good transport links, including nearby road connections and railway services providing access to Colchester and London Liverpool Street.

This location combines the tranquillity of countryside surroundings with the convenience of nearby town facilities, making it an ideal setting for a range of buyers.



# FLOORPLAN



Approximate Gross Internal Area  
 Main House (Including Garage) 3380 sq ft (314 sq m)  
 Outbuilding 600 sq ft (56 sq m)  
 Total 3980 sq ft (370 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do our best to check the floor plan accuracy and completeness, you as your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright: www.johnalexander.co.uk



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