



Strangers Corner, Church Road, Brightlingsea, CO7 0QU





# This unique home was designed by local architect Brian Thomas in the early 1960s and has been modified by the current owner to enhance the overall accommodation.

This outstanding home occupies an overall plot of around 1/3 of an acre with superb views from the first floor living room over the gardens, River Colne and out to Mersea Island. There is flexible accommodation arranged over two floors, ample parking and a 30' double garage which has been constructed to allow for a boat.

4 bedrooms, 4 bathrooms, 2 reception rooms

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On entering the property the reception hall has a door to a ground floor shower room. There is an inner hall with a range of built-in storage cupboards, door to the outside and door to a boiler room. There are three double ground floor bedrooms, the largest of which has an ensuite bathroom with panelled bath, separate shower cubicle, wash hand basin, bidet and wc.

There is a spacious kitchen/dining room which has stairs to the first floor and is fitted with an L shaped worksurface with cupboards and drawers under, Smeg cooker with extractor hood over, fitted walls units and a door to the utility room fitted with worksurfaces, butler sink, tall storage cupboard and plumbing for a washing dishwasher and washing machine.

The dining room is open to the sitting room which has a part vaulted ceiling and dual aspect windows.

On the first floor is the wonderful living room with picture windows giving superb views over the mature gardens and across to the River Colne and Mersea Island. There is a central fireplace with a gas stove, display mantle and shelving. This room opens onto a snug, ideal for reading, with sloping ceiling.

An inner landing has doors to a shower room with shower cubicle, eaves storage and door to a sauna. There is a bathroom with a jacuzzi bath, vanity unit with inset wash basin, wc and bidet. The master bedroom suite incorporates a dressing area and has a range of built-in wardrobes.





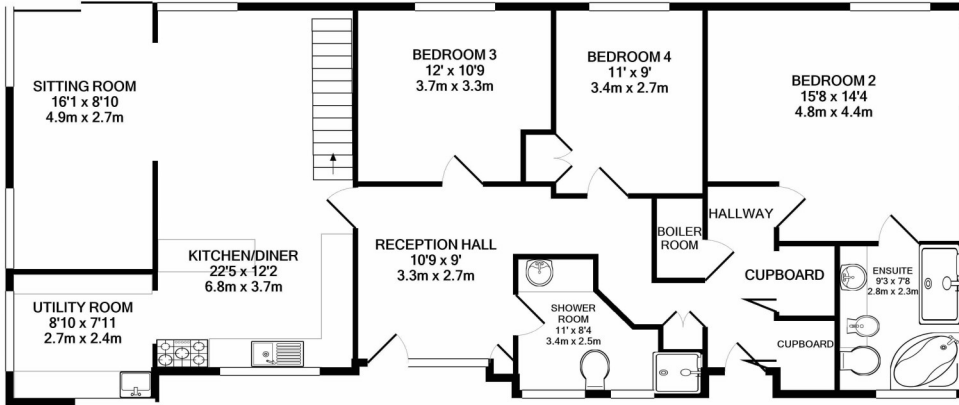


Double gates lead to the driveway providing off road parking for numerous vehicles and access to the double garage with internal measurements of approximately 30' x 18' and due to the roof height, ample room for a boat. To one side of the garage is a lean-to approximately 19' x 7'.

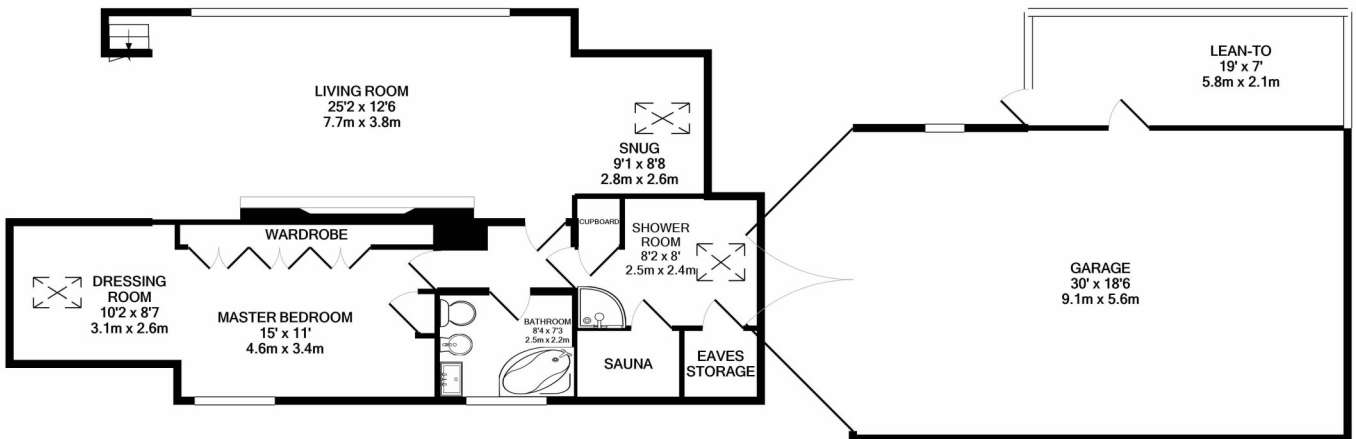
There are delightful gardens to the rear and side with established flower and shrub borders with outside lighting, paved patio/vegetable area and the garden offers much seclusion.



# Plans



GROUND FLOOR



1ST FLOOR

OUTBUILDINGS

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## Location

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Brightlingsea offers an extensive range of amenities including a Tesco Express, Co-op Store, a good selection of cafes, bars and restaurants and local schools. Brightlingsea also has a sailing club and yacht club as well as football and cricket clubs.

There is straightforward access through to Colchester and Clacton on Sea, both offering a range of shopping and recreational amenities and mainline stations.

## Directions

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Proceed to the east of Colchester along the A133 and turn right at the traffic lights signposted Wivenhoe and immediately left at the next traffic lights following the B1027 and passing through Alresford and into Thorrington. Turn right signposted Brightlingsea, continue past the church and the property will be seen further along on the right hand side marked by a Fenn Wright for sale board.

## Important information

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Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

Council Tax Band - G

EPC - D



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