



Peace And Tranquility  
Little Clacton | Clacton-On-Sea | Essex

**EH**  
EXQUISITE HOME



“ We had the kitchen re-fitted about six years ago. It's got a breakfast bar, two ovens, high gloss floor tiles, underfloor heating and it's painted in a soothing shade of grey.”



# Peace And Tranquility

## Between the Sea and the Sky

The vast expanse of the Tendring Peninsula in North Essex is a patchwork of fields, bisected by the A133 which runs eastwards connecting the towns and villages of this peaceful area. The handsome coastal resorts of Frinton, Walton-on-the-Naze and Clacton are dotted along the coast and the Hamford Water National Treasure Reserve, a World Heritage Site, occupies just over 5000 acres of marsh grasslands, creeks, salt marshes, islands and beaches on a tidal inlet. Located two and a half miles north of Clacton-on-Sea, the pretty village of Little Clacton occupies an enviable position, just a few minutes' drive from the coast and looking out over peaceful farmland. The twelfth century church is on The Street, the main thoroughfare through the village. A vet's practice, a pharmacy, a pub and a Chinese takeaway also sit in the village centre. There is a primary school rated Good by Ofsted.

## A Child's Paradise

This much-extended property, believed to date from the mid-twentieth century, offers a golden opportunity for village living within easy reach of excellent transport links and amenities. The present owner bought it twelve years ago and has extended it further. The house sits in approaching two acres of land (STS), including a very sizeable lawn at the back, enclosed with mature hedges and trees, herringbone paved access to the side, a large terrace at the back and a specially constructed children's playground at the front with safe, rubberised flooring. "When my daughter started using running blades, we had it built so that she could exercise and play safely. It's a child's paradise. I'm leaving it all, including the little playhouse. It's ideal for children as it's completely secure."

## Spacious Accommodation

The front door leads into a wide hall with a useful laundry and boot room on the left. "It's got a solid stone floor and a door leading from the sideway, it's useful for muddy boots and shoes." Next door is a spacious study with an open fireplace which could easily be made operational. Dual aspect, this room is flooded with sunlight during the day, to such an extent that the owner has had blinds fitted to shield it from the sun when necessary.

Leading straight off the hall is the very large and spacious dual aspect sitting room with French doors on to the terrace. To the left is the elegant, contemporary kitchen, fully equipped with high gloss units, underfloor heating, breakfast bar and two fitted ovens. There are three generously proportioned bedrooms leading from the hall, all with charming leaded light windows. The first has a built-in wardrobe, an en suite bathroom and wet room with underfloor heating. The second has plenty of storage and looks out over the garden while the third is particularly spacious. If desired, one of them could easily be turned into a dining room or a play room.

Most houses would stop there, but this property has yet more accommodation on the ground floor. Many happy memories centre around the large entertainment room. "We've celebrated New Year in there every year. There's a bar and it looks like a traditional pub, with plenty of room here for enormous social gatherings." In addition, there is a smaller room next door which could easily be used as a gym. The final room downstairs is an elegant, contemporary family bathroom with underfloor heating.





## Peace And Tranquility

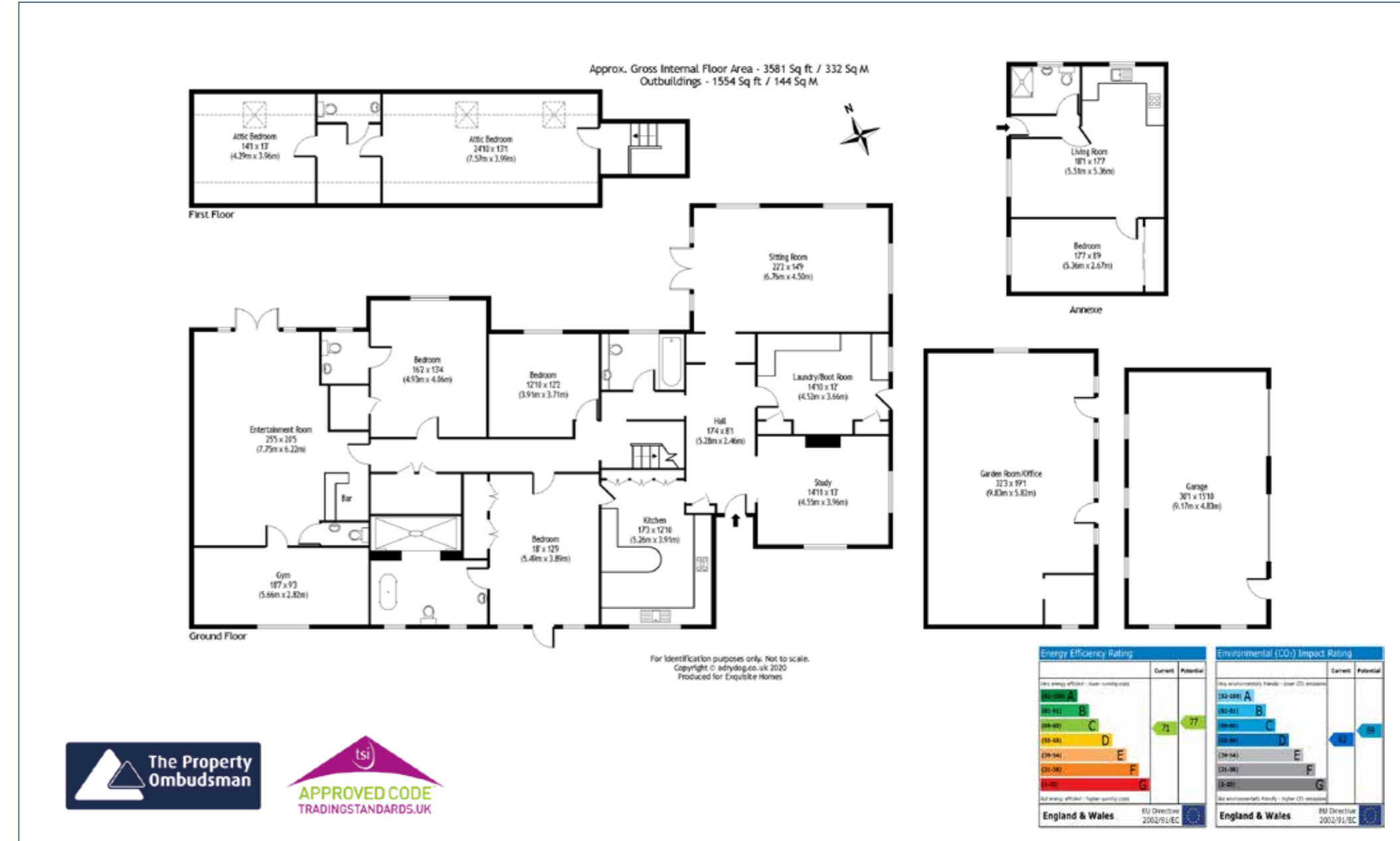
On the first floor, two bedrooms nestle in the eaves with a cloakroom in between. Flooded with light from the Velux windows, this is a cosy, fun space. "All my children used it for sleepovers for years. We used to have loads of them up there. It's the ideal teenage hangout."

### Huge Potential

Outside, a generous annexe sits near the house, with a bedroom, large living room with walk-in shower and kitchenette. "My in-laws used to live there and more recently, my son and his family have been using it. It's ideal for elderly family members, or would work very well as an Airbnb or holiday let."

In addition, the large garden office would make the ideal base for a home worker or a start-up. Alternatively, it too could be converted into an Airbnb or holiday let. Thorpe-le-Soken is only a mile and a half away, with a direct train line into Liverpool Street, ideal for anyone who needs to commute or work from home. Further, there is a large garage with power and light. The large garden has a number of mature trees including seven oak trees which are hundreds of years old. There is a well in the centre of the garden and plenty of room for more planting or play equipment.

*"Some of my favourite memories are of the wildlife that come to the garden. We see a lot of deer, squirrels and pheasants out here. It's not overlooked at all and is completely private, which is one of the reasons we liked it so much. The neighbours are all very friendly but if you want to retreat into your own space, you can. It's been the ideal house for us and I'm sure it will be for the next family who live here."*



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.

EH  
EXQUISITE HOME

Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX

T +44(0)3455 651681 E [enquiries@exquisitehome.co.uk](mailto:enquiries@exquisitehome.co.uk)

[www.exquisitehome.co.uk](http://www.exquisitehome.co.uk)