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HARWICH ROAD, GREAT OAKLEY, CO12 5JR

GUIDE PRICE £825,000

**** GUIDE PRICE £825,000 - £850,000 **** Positioned on the edge of the sought after village of Great Oakley is this imposing and well presented detached family home with wonderful panoramic views, endless space, and features galore. Whether you are looking for an escape from the hustle and bustle of city life, to a peaceful and picturesque village whilst benefitting from more space, and stylish living. Or looking to upsize and upgrade to a unique home that can cater for cosy nights in front of the fire, to summer evenings with friends and family in the large garden, then this property is for you.

- Five/Six Double Bedrooms
- Roof Terrace/ Balcony With Farmland & Sea Views
- Edge of Popular Village
- Approximately 3,000 sq ft of Accommodation
- 0.5 Acre Plot
- Stunning Panoramic Views
- Large Rear Garden Enclosed By Conifers
- Driveway For a Copious Number of Vehicles
- Six Reception Rooms



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The Property

Since purchasing the property the current vendors have renovated and upgraded throughout. Stepping inside this grand home the tone is set for its space, style and fantastic light flow. A well positioned bay window and fireplace in the lounge makes for a cosy and warm room. Bedroom six is on the ground floor with fitted mirrored wardrobes, the modern fitted kitchen with integrated appliances and high gloss units leads to the breakfast room benefitting from a sky light and dual aspect windows allowing for great light flow into the room. The inner hall leads through to the conversion which is now utilised as a home office and music room with a further study area, W/C and shower room.

On the first floor, all remaining five bedrooms are of a double size with beautiful far reaching views from all. Highlighted is the master bedroom, which boasts a bay window, en-suite and fitted mirrored wardrobes. Bedroom Three is enhanced with views from two aspects, and a patio door leading to the large roof terrace. Steps from here lead to the rear garden, enhanced by large lawned area enclosed by conifers, paved seating area, patio, and wrap around garden leading back to the front of the property where the gravelled driveway allows parking for numerous vehicles.

The Location

Set on the edge of the picturesque and sought after village of Great Oakley. Surrounded by farmland, you have many scenic walks from all directions. One popular route leads to the Hamford National Nature Reserve leading to the beach, a beautiful location filled with wildlife and views. Everyday facilities can be found in Great Oakley such as a village shop, primary school, and pub, with Harwich and Manningtree being in close proximity with many more amenities such as restaurants, bars shops and plenty more.

For the commuter, Manningtree mainline station is approximately 15 minutes away with direct links into

London Liverpool Street in less than an hour. The A120 can be reached with within 6 minutes with further links from there to the A12 and there are numerous bus routes to surrounding towns and villages.

Entrance Hall

Lounge

15'10" x 13'1" (4.83m x 3.99m)

Bedroom Six

13'1" x 9'8" (3.99m x 2.95m)

Living Room

28'11" x 13'10" (8.81m x 4.22m)

Kitchen

12'1" x 11'4" (3.68m x 3.45m)

Breakfast Room

12'11" x 9'6" (3.94m x 2.90m)

Inner Hall

Utility Room

7'9" x 6'11" (2.36m x 2.11m)

Shower Room

Office

8'1" x 7'3" (2.46m x 2.21m)

Front Office/ Converted Room Two

19'11" x 16'4" (6.07m x 4.98m)

Rear Office/ Converted Room One

13'1" x 11'6" (3.99m x 3.51m)

Master Bedroom

14'1" x 12'3" (4.29m x 3.73m)

En-suite

Bedroom Two

13'1" x 9'10" (3.99m x 3.00m)

Bedroom Three

13'9" x 9'1" (4.19m x 2.77m)

Bedroom Four

12'9" x 8'8" (3.89m x 2.64m)

Bedroom Five

10'5" x 10'2" (3.18m x 3.10m)

Family Bathroom

9' x 8'9" (2.74m x 2.67m)

Roof Terrace

Rear Garden

Front Garden

Side Garden

Driveway

Agent's Note

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

Anti-Money Laundering

ANTI-MONEY LAUNDERING REGULATIONS 2017
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Material Information

Council Tax Band: F

Heating: Oil

Services: Mains electric and water

Broadband: Superfast

Mobile Coverage: Vodafone, EE, O2 and Three

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

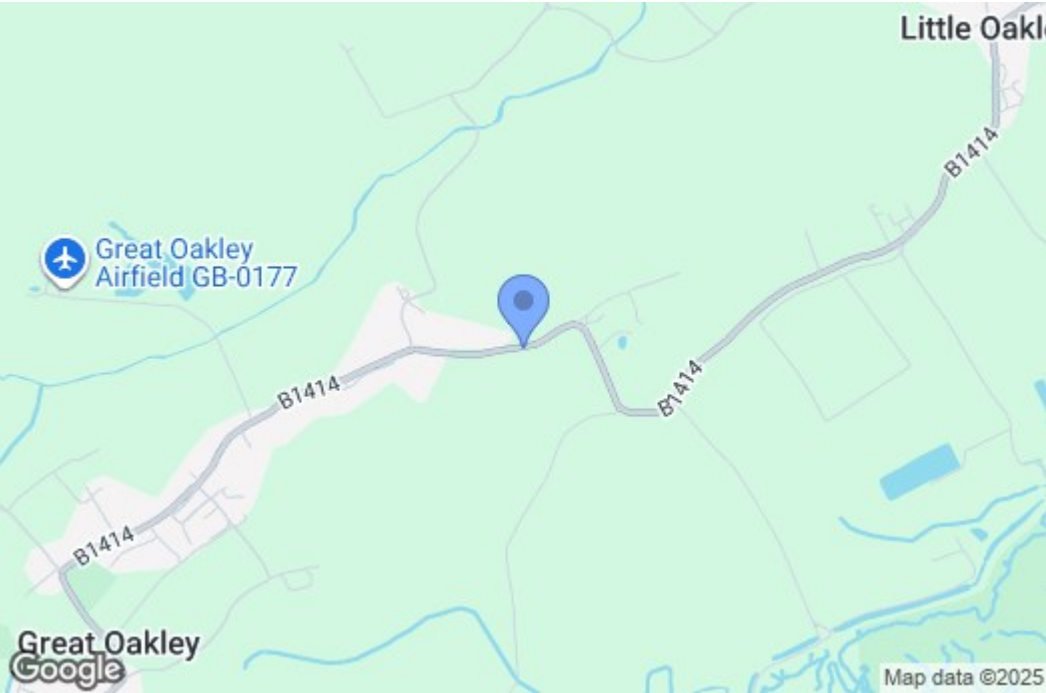
Flood Risk: Surface water: Very low. Rivers and sea: Very low

Additional Charges: N/A

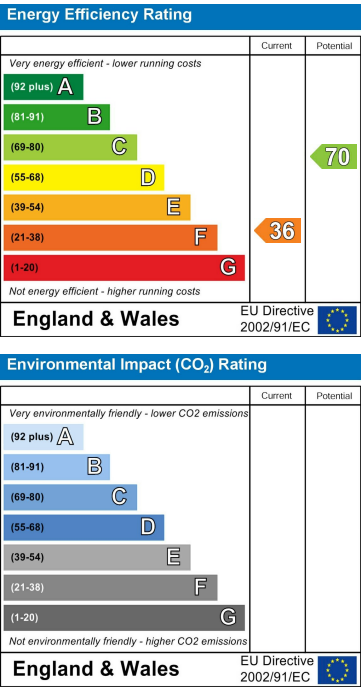
Seller's Position: No onward chain

Garden Facing: North

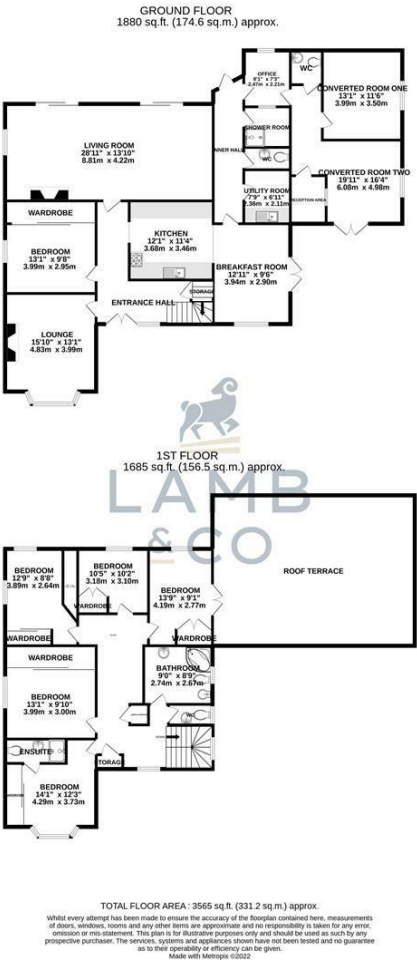
Map



EPC Graphs



Floorplan



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