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**Sheen's**  
The Action Agents



## Haggars Lane Frating, CO7 7DN

'Vine Cottage' is an Individually designed property positioned in the select location of 'Haggars Lane' in the Essex Village of Frating. The property offers an abundance of versatile accommodation with both a large integral garage and separate detached Garage Workshop. Positioned siding onto the Main Road, the property offers excellent scope for redevelopment or reconfiguration of the current dwelling (subject to planning permissions). Frating is a centrally located Village with easy access to; Alresford Railway Station within two miles, Historic Colchester City within 6 Miles, the Essex Coastal Town of Clacton-on-Sea 8 miles away and the Picturesque Cinque Port of Brightlingsea around 4 miles away. With lots of offer both internally and externally, and early inspection is strongly advised.

- **Three Bedrooms**
- **En-Suite To Ground Floor Bedroom**
- **15'10 x 14'3 Lounge**
- **12'5 Kitchen & 9'3 Kitchen Store Room**
- **12'2 x 11'7 Utility Room**
- **Ground Floor Cloakroom & Study**
- **21'4 x 18' Garage & 34'3 x 13'7 Garage/Workshop**
- **Approx 0.25 Acre Plot (STLS)**
- **No Onward Chain**
- **EPC Rating F / Council Tax Band E**



**Price £460,000 Freehold**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed composite entrance door to:

#### ENTRANCE PORCH

Wood effect flooring. Double glazed windows to sides. Further multi panel glazed entrance door to:



## ENTRANCE HALLWAY

Stairflight to first floor. Built in under stairs storage cupboard. Radiator. Open access to Lounge and Doors to Study, Kitchen & Bedroom One.



## LOUNGE

15'10 x 14'3

Feature fireplace with inset electric fire (not tested). Two radiators. Double glazed oriel bay window to front. Double glazed sliding patio doors to rear garden.



ALTERNATE VIEW OF LOUNGE



STUDY

7'1 x 5'9

Radiator. Double glazed window to front.



## BEDROOM ONE

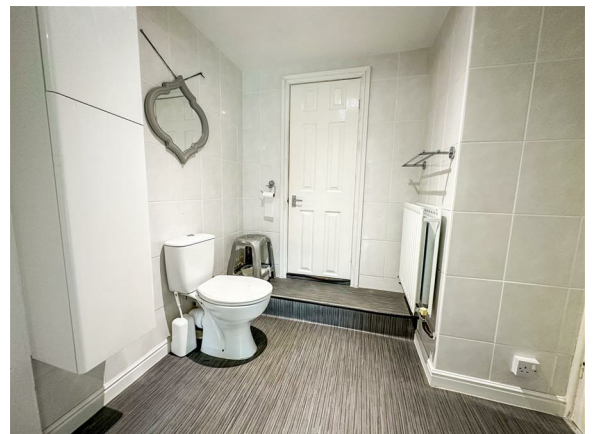
12'10 x 9'8 plus wardrobes

Built in wardrobes, Additional mirror fronted sliding wall to wall wardrobes. Radiator. Double glazed window to side. Door to En-Suite.



## EN-SUITE

The En-Suite is split between two areas. Fitted with a four piece modern white suite. Comprises Low level W.C. Built in storage cupboard. Part tiled walls. Wall mounted storage cabinet. Built in storage cupboard. Radiator. Open Access to second area of En-Suite. Comprises Panel bath with mixer tap and shower attachment. Corner shower cubicle. Pedestal wash hand basin. Part decorative panel walls. Built in storage cupboard. Radiator. Double glazed window to rear.



ALTERNATE VIEW OF EN-SUITE



## KITCHEN

12'5 x 9'3

Fitted with a modern kitchen. Comprises white gloss fronted units. Wood panel effect laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer ceramic sink unit with mixer tap. Inset high level double electric oven. Inset four ring ceramic electric hob with concealed extractor hood above (all appliances not tested). Plumbing for dishwasher. Part tiled walls. Radiator. Double glazed window to side Courtyard garden area. Door to Kitchen Storage Room.



## ADDITIONAL COURTYARD GARDEN

Access via lobby. Hardstanding court yard garden enclosed by panel fencing. Gate leading onto Rear Garden,



### KITCHEN STORAGE ROOM

9'3 x 6'2

Fitted storage cupboards with Fridge/Freezer space. Two double glazed windows to front. Door to Lobby.



### LOBBY

Radiator. Double glazed window and door to Courtyard Garden Area. Door to Ground Floor W.C. & Utility Room.



### GROUND FLOOR W.C.

Fitted with a modern white suite. Comprises low level W.C. Wash hand basin. Radiator. Double glazed window to front.





## UTILITY ROOM

12'2 x 11'7

Fitted with a range of white grove panel laminate fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer stainless steel sink unit with mixer taps. Wall mounted LPG Gas Boiler (not tested). Radiator. Built in mirror fronted sliding storage cupboards. Doors to Storage Room & Integral Double Garage.



## STORAGE ROOM

11'7 x 4'9



## FIRST FLOOR LANDING

Doors to:



## BEDROOM TWO

12'1 nar 9'10 x 12'

Part sloping ceilings. Built in wardrobes and storage cabinets.  
Radiator. Double glazed window to rear.



## VIEWS FROM BEDROOM TWO



## BATHROOM

Fitted with a modern three piece white suite. Comprises panel bath with mixer tap and shower attachment. Vanity wash hand basin. Low level W.C. Fully tiled walls. Radiator. Double glazed window to side.



### BEDROOM THREE

12'9 max x 12' max

Sloping Ceilings. Radiator. Velux window. Doors to Walk in Wardrobe & Storage Room.



### WALK-IN WARDROBE

11'3 x 11'10

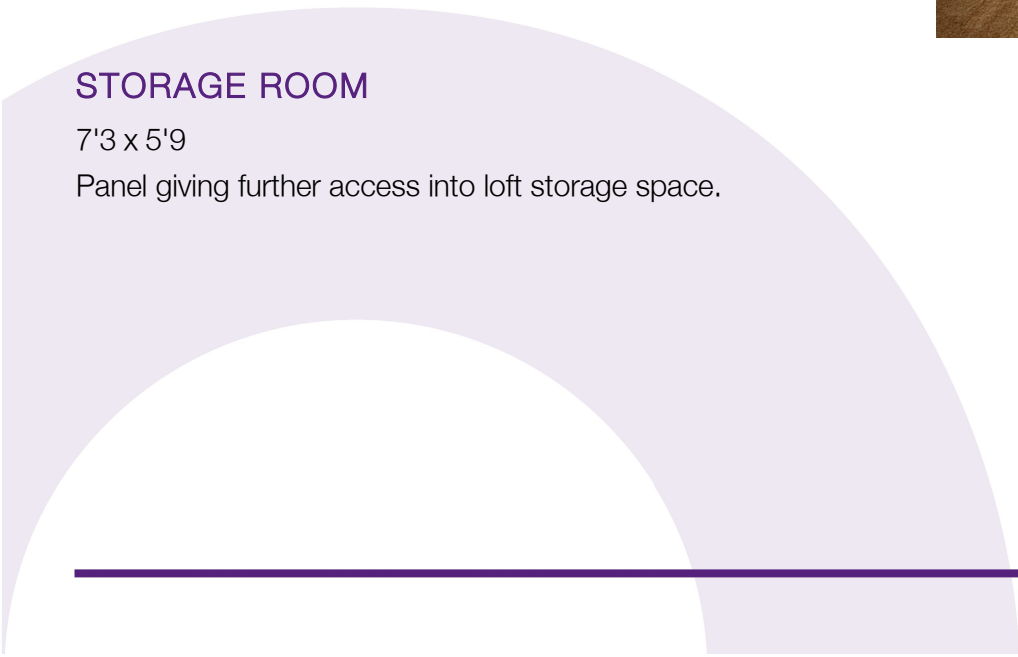
Sloping ceilings. Fitted cupboards.



### STORAGE ROOM

7'3 x 5'9

Panel giving further access into loft storage space.



## OUTSIDE - FRONT

The property is accessed via double wooden stable style gates with wide vehicular access to hardstanding driveway which provides off street parking for numerous vehicles. Access to integral garage via electric up and over door. Access to Additional garage/Workshop via electric up and over door. Gate gives side pedestrian access to rear garden.



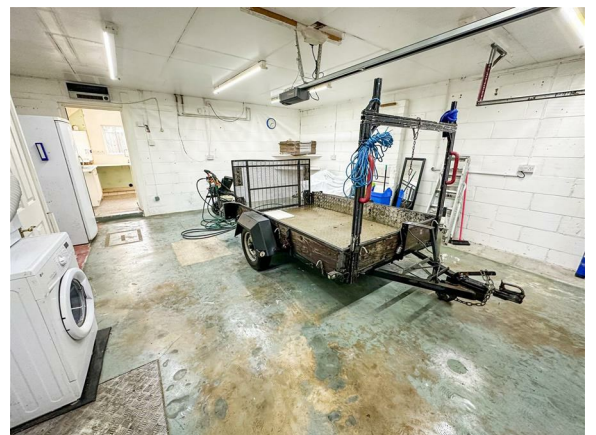
DOUBLE STABLE STYLE ENTRANCE GATES



**INTEGRAL DOUBLE GARAGE**

21'4 x 18'

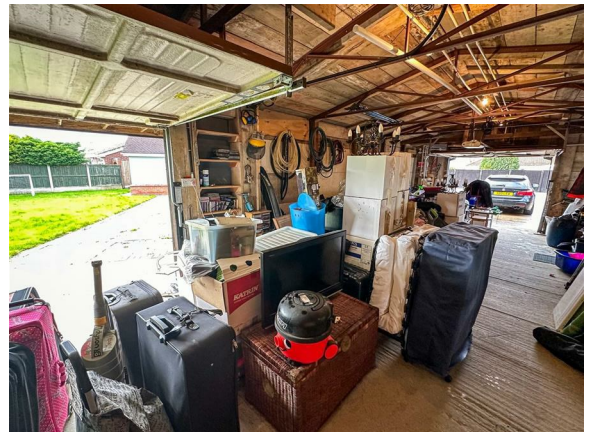
Power & Light connected.



**ADDITIONAL DOUBLE LENGTH  
GARAGE/WORKSHOP**

34'3 x 13'7

Power & Light connected. Additional side Electric up and over  
vehicular door to side leading onto rear garden.





## OUTSIDE - REAR

The property is positioned on a plot of approximately one quarter of an acre. Approx 85' South facing Garden. Mainly laid to lawn with mature shrubs and trees. Hard standing patio areas. Access to Gym to rear of Garden with gates leading onto the Main Road. As the garden faces onto the main road and is on a plot of around quarter of an acre, the property lends itself to further extensions and re developments subject to relevant planning permissions being obtained.



## ALTERNATE VIEW OF GARDEN



**GYM**

15'5 x 10'3

Power & Light connected.



**LPG TANK & ACCESS GATE TO MAIN ROAD**



## AERIAL PLOT VIEW



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges: No

Services Connected:

(Gas): LPG Gas Tank

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: No

## JE 0324

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

## Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

## Draft Details

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DRAFT DETAILS - NOT YET APPROVED BY VENDOR



DETACHED DOUBLE GARAGE

GROUND FLOOR



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1ST FLOOR

0151



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Selling properties... not promises

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