





"Mill House" is a GORGEOUS DETACHED CHARACTER HOUSE set on an established 3/4 acre plot complete with OUTDOOR HEATED SWIMMING POOL & STABLE BLOCK. This much loved family home is located in a desirable tree lined lane in the village of Weeley Heath with farmland to the rear. The property benefits from two reception rooms, both with beautiful fireplaces, kitchen with attached utility room, ground floor shower room, three first floor bedrooms and family bathroom. There are many garden buildings including a workshop, stable block, greenhouse, pool house, timber sheds and all weather sheds. Planning Permission (now lapsed) has been in place for a large double garage and workshop with first floor storage room. Weeley Heath is a small picturesque village nestled between Weeley and Little Clacton with nearby rail services to Central London, local stores and several public houses. Call Paveys to arrange an appointment to view.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

**PORCH**  
Stunning open porch with pitched and tiled roof, tiled step, exterior lights.

**ENTRANCE HALL**  
Hardwood entrance door with inset glazed arched window to front aspect, beautiful tiled flooring, coved ceiling, stair flight to First Floor, under stairs storage cupboard, UPVC double glazed door to rear garden, radiator.

**LOUNGE 29'7 x 13'1 (9.02m x 3.99m)**  
Double glazed bay window to front, double glazed windows to side, double glazed double doors to rear garden, engineered wood flooring, feature red brick fireplace with wooden surround, inset wood burner and stone hearth, feature cornicing, TV point, radiators.

**DINING ROOM 12'9 x 11'5 (3.89m x 3.48m)**  
Double glazed window to rear overlooking the garden, original floor boards, feature red brick open fireplace with wooden mantel and hearth, feature cornicing, door to Study, radiator.

**KITCHEN BREAKFAST ROOM 20'1 x 13'3 (6.12m x 4.04m)**  
Extensive range of over and under counter units, matching display cabinets, work tops, inset sink and drainer with mixer tap. Belling Range over with gas burner, extractor hood, space for American style fridge freezer, built in wine rack, space and plumbing for dishwasher(to remain), breakfast bar. Double glazed windows to rear and side aspects, double glazed door to rear garden, feature fireplace with tiled recess, tiled flooring, tiled splash back, spot lights, open access to Dining Room, radiator.

**UTILITY ROOM 18'2 x 5'9 (5.54m x 1.75m)**  
Under counter units with work tops over, butler sink with mixer tap, water softener, space and plumbing for washing machine, space for tumble dryer, wall mounted boiler (not tested by Agent). UPVC double glazed door to rear garden, double glazed windows to rear and side aspects, tiled flooring, part tiled walls, loft hatch, spot lights, door to Cloakroom/Shower Room, extractor fan, radiator.

**CLOAKROOM ROOM/SHOWER ROOM**  
Suite comprising low level WC, pedestal wash hand basin and walk in shower. Double glazed window to front, tiled flooring, fully tiled walls, radiator.

**STUDY 7'8 x 5'9 (2.34m x 1.75m)**  
Double glazed window to front, vinyl flooring, coved ceiling, radiator.

**FIRST FLOOR**

**FIRST FLOOR LANDING**  
Bright and sunny landing, two double glazed windows to rear overlooking the garden, engineered wood flooring, coved ceiling, wall lights, built in cupboard, loft hatch, radiators.

**MASTER BEDROOM 13'3 x 13'1 (4.04m x 3.99m)**  
Double glazed windows to rear and side aspects with views over the garden, engineered wood flooring, feature cornicing, TV point, radiator.

**BEDROOM TWO 13'3 x 12'9 (4.04m x 3.89m)**  
Double glazed windows to front and side aspects, engineered wood flooring, coved ceiling, radiator.

**BEDROOM THREE 12'2 x 9'5 (3.71m x 2.87m)**  
Double glazed window to front, engineered wood flooring, coved ceiling, built in wardrobe, radiator.

**BATHROOM**  
White suite comprising low level WC, vanity wash hand basin with drawers and cupboards below, bath with shower attachment over and double shower cubicle with retaining glass screens and rainwater shower head. Double glazed windows to front and rear aspects, tiled flooring, part panelled/part tiled walls, large wall mounted mirror, spot lights, traditional radiator.

**GARDENS**  
The property sits on a 3/4 acre plot of gardens which includes a substantial front garden and gated gravel driveway with parking for multiple vehicles. The gorgeous private rear garden offers an array of established plants, shrubs and trees, open lawn areas, patio areas, outdoor heated swimming pool and pool house.

**OUTBUILDINGS**  
There are several garden buildings including a workshop (19'5 x 9'11) with power and light, timber stable block (15'3 x 11'4) with power and light, greenhouse, poly tunnel potting shed, three timber sheds and four all weather plastic sheds.

**IMPORTANT INFORMATION**  
Council Tax Band: F  
Tenure: Freehold  
Energy Performance Certificate (EPC) rating: TBC  
The property is connected to electric, gas, mains water and sewerage.

**DISCLAIMER**  
These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

**MONEY LAUNDERING REGULATIONS 2017**  
Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.