



EH
EXQUISITE
HOME

THE BEAUTIFUL SUNSHINE COAST

The traditional English seaside resort first appeared in the eighteenth century when people began to take the waters and enjoy the benefits of fresh sea air. Many English seaside towns boomed in the nineteenth century as travel became cheaper and easier and the positive effects of sea bathing and a change of scene were fully understood. Clacton-on-Sea on the Tendring Peninsula in the eastern part of Essex is a classic example of this kind of Regency/Victorian success story. Located sixteen and a half miles southeast of Colchester, thirty eight miles east of Chelmsford and eighteen miles south of the Port of Harwich, it is in an excellent location with very good transport links. The A133 bisects the peninsula, running north to link up with the A120 and A12. Regular fast trains run from Clacton on the Sunshine Coast Line, with the journey to London Liverpool Street taking around ninety minutes. The town itself has a large pier with many attractions, a golf course, airfield, the seafront gardens, two theatres, three historic Martello towers constructed in 1810, a Blue Flag beach, the twelfth century parish church, a station, three primary schools, two secondary schools and plenty of shops, restaurants, cafes, pubs and leisure activities.





Perfectly Placed...

Standing in one of the best parts of Clacton, just five hundred yards from the Golf Club, backing on to a private airfield and close to the sea is this handsome detached house standing on approximately two and a quarter acres of land. Thought to have been built in the mid-nineteen seventies, the present owner bought it three years ago. He knew the person who built it and has had a close relationship with the property since it was first constructed. This stunning family home is simply brimming with potential. The owner has redecorated throughout in Farrow and Ball paint, improved the garden, replaced the glass in the windows and put up a new fence around the perimeter. The generous carriage drive with a centrally located fountain leads up to the house with its attractive pillared canopy to the front. The front door opens into a splendid L-shaped hallway with three built in cupboards and to the right is the recently redecorated study, ideal for anyone who works from home. A smart cloakroom, ideal for guests, is located here and to the left is the pretty light filled triple aspect sitting room. Its focal point is an ornate marble fireplace and mantelpiece and this is the room where guests have often enjoyed Christmases, celebrations and family occasions. Ideal for relaxed socialising, chatting, watching TV or reading, it is illuminated by natural light streaming through the windows and has most pleasing proportions. It flows naturally into the attractive dining room, the perfect place for formal entertaining, dinner parties or relaxed family meals.

The dining room leads on to the kitchen/breakfast room with its solid wooden cabinets, integrated dishwasher and fridge. The owner has deliberately left it as a blank canvas – it can either be completed in its present style or completely remodelled, according to taste. Next door is the utility room with its ceramic butler sink, airing cupboard and linen cupboard.. The feature which lifts this family house from the impressive into the jaw-dropping is the pair of double doors from the sitting room leading into the huge bar/relaxation room. With natural light pouring through the two skylights, wooden ceiling, wooden floor, a built in corner bar and vast amounts of space for entertaining, this is the perfect games room with more than enough room for a full sized snooker table and plenty of furniture. Leading off it is a shower room, loo and a changing room and the door leads into an enormous pool room with a full sized swimming pool. Eight foot deep at one end, with steps leading into it and constructed entirely in seamless Marbelite (a rare find indeed), it is surrounded with soft AstroTurf and is the perfect place for pool parties, exercise or simply splashing around in the shallows. The owner has fitted a brand new pump house and with its views over the open countryside of the private airfield, this is a beautiful and unexpected addition to an already impressive house.



Unlimited Potential



“The feature which lifts this family house from the impressive into the jaw-dropping is the pair of double doors from the sitting room leading into the huge bar/relaxation room then on to the indoor swimming pool...”



The staircase, flanked by handsome wood and iron balustrades, curves enticingly up to the first floor landing, L-shaped and generous. The principal suite is elegant and full of potential. The large bedroom has a built in dressing room area and en suite bathroom, which the owner has had plumbed and plastered but left empty so that it can be designed and built to its new owner's specifications. A pair of double doors lead out on to the balcony with its stunning sea view, the ideal location for breakfast à deux, a glass or wine as the sun goes down or even a cocktail or two. Two more identical double bedrooms with fitted storage look out over the carriage drive and beyond to the velvety greens of the Golf Club, there is a fourth double bedroom with en suite shower room and a further dual aspect double bedroom which would make a wonderful children's playroom, additional home office or hobby room. The accommodation on this floor is completed by the three piece family bathroom with bath.

LOCATION

The expansive garden is mainly laid to lawn with some mature trees, shrubs and bushes. If desired, it could be re-landscaped, although there are already several sitting areas with lovely vistas. The south facing aspect backs on to the private airfield, giving the opportunity for anyone who owns a plane to park it, quite literally, in their back garden. There is a greenhouse, two double and three single garages, three work sheds, a single shed, a fully equipped gym and a studio which, if desired, and with the correct planning permission in place, could easily be converted into accommodation.

With just over eight thousand square feet of accommodation, a pool, secluded garden and unlimited potential, this unique residence within sight of the sea is the perfect family home with room for businesses, further accommodation and leisure. Located in the very best part of this gracious seaside community, it is a complete one-off.



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Approximate Gross Internal Area
Main House = 5835 Sq Ft/542 Sq M
Double Garage & Garages = 1112 Sq Ft/103 Sq M
Studio = 359 Sq Ft/33 Sq M
Pool Plant Room & Boiler House = 110 Sq Ft/10 Sq M
Workshop & Garden Store = 370 Sq Ft/34 Sq M Gym & Shed = 223 Sq Ft/21 Sq M
Balcony external area = 866 Sq Ft/80 Sq M
Total = 8009 Sq Ft/744 Sq M

Ground Floor

First Floor

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Energy Efficiency Rating	Current	Potential
A (69-78)		
B (81-91)	B	B+
C (92-101)		
D (102-115)		
E (116-129)		
F (130-136)		
G (137-152)		

England & Wales
 EPC Rating: 81-91 kWh/m²
 Potential: 69-78 kWh/m²

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.



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