



Honeypot Lane, Stones Green  
£800,000

## Stones Green

**\*\* SUPERB RURAL POSITION WITH 1.25  
ACRE PLOT \*\***

Chamberlain Phillips are delighted to introduce this deceptively spacious quintessential "Chocolate Box" unlisted Tudor cottage set in a rural location surrounded by open farmland.

Believed to have been built in the mid-16th century the property has been maintained to a high standard, offering a wealth of charm and character including exposed brick plinths, beamwork and Inglenook fireplaces as well as spacious and versatile accommodation for the whole family including a detached converted outbuilding offering ideal annexe potential as an Air BnB, or ideal for those wishing to adopt a small holding or small-scale equestrian use.

"Heron" is approached from Colchester Road via wrought iron gates and sweep driveway offering parking for numerous vehicles and leading to the garage.

In brief, the residence offers well-appointed and presented accommodation which includes; a reception hall, family room (currently used as a boardroom/office), study, shower room, bathroom, utility room, sitting room with inglenook fireplace, dining room with inglenook fireplace, recently fitted kitchen/breakfast room, cloakroom to the first-floor landing, four bedrooms, en-suite to the principal and dressing room to guest bedroom three.

Further benefits include oil radiator heating, wrap-around formal enclosed gardens including an ornamental pond with water feature, varying mature trees, a detached annexe, a well-fenced paddock exceeding 3/4 acre with fruit cage, a detached garage/workshop with power, light, water, and separate vehicle access.

Viewings, strictly by appointment are strongly recommended to appreciate the myriad of residential and commercial opportunities.



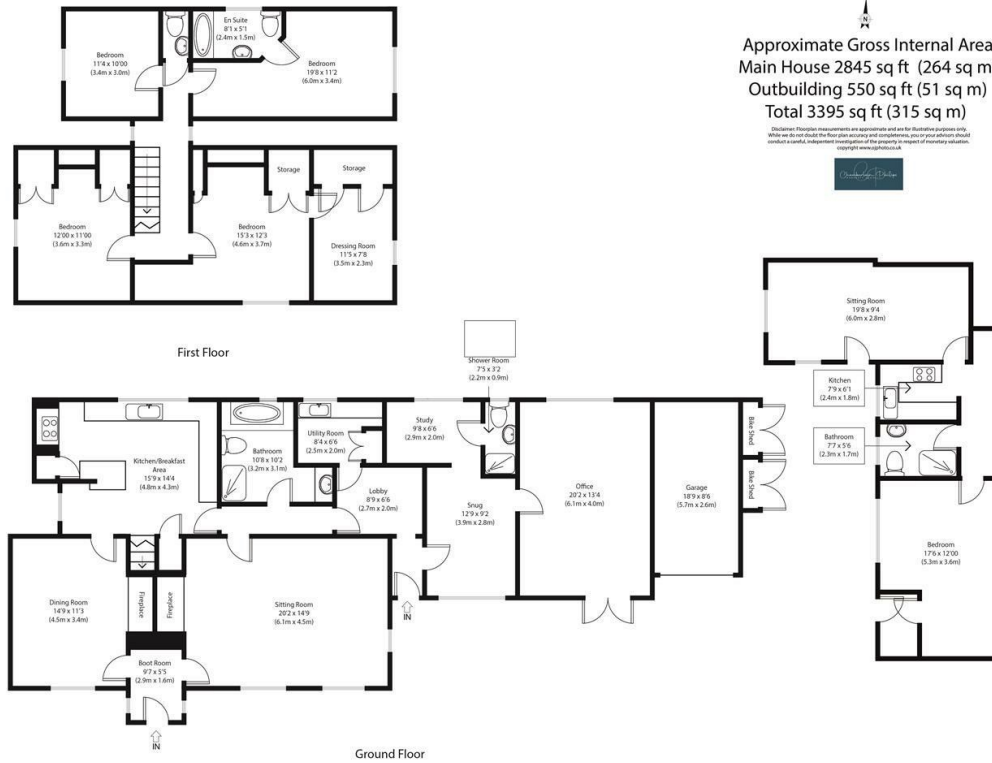


Stones Green is a small rural hamlet that lies adjacent to the village of Wix, situated just off the main A120 within the Tendring District of Essex and about 6 miles from the larger nearby towns of Harwich and Manningtree with Colchester only some 12 miles away by road. Wrabness and Mistleay railway stations are both easily accessible within less than 4 miles as is Manningtree and Colchester stations both within a 15-20 drive.

Wix is home to two churches, a public house, post office/general stores, a primary school, village hall and a number of organisations and businesses.

- CHARMING UNLISTED TUDOR COTTAGE
- RECENTLY FITTED KITCHEN/BREAKFAST ROOM
- ANNEXE POTENTIAL IN DETACHED OUTBUILDING
- SUPERB VERSATILE ACCOMMODATION
- WEALTH OF CHARACTER
- IN ALL 1.25 ACRES STMS
- 3/4 ACRE PADDOCK WITH POWER & WATER
- RURAL HAMLET
- VIEWING ESSENTIAL

## Floor Plan



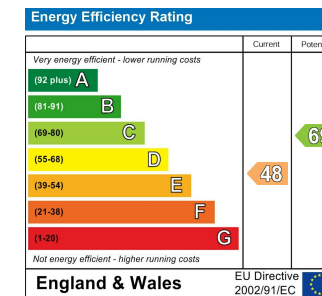
## Area Map



## Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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