



Hunters Court, Wix  
Guide Price £500,000 Guide Price

## Hunters Court, Wix

Step into the epitome of village charm with this exquisite, well-presented, detached family residence. A mere two years old, this home exudes a neo-Georgian elegance, offering the perfect blend of classical architecture and modern comfort, for those seeking an idyllic lifestyle.

Upon arrival, the spacious entrance hall warmly greets you, guiding you effortlessly to the heart of the home. Here you will discover a meticulously designed open-plan kitchen/diner, bathed in natural light thanks to two sets of bi-fold doors. The modern kitchen boasts sleek units, a stylish breakfast bar, an island complemented by stone worktops, top-tier appliances including an oven and induction hob, and the convenience of an integrated dishwasher. A handy utility room adds practicality, with its plumbing for a washing machine.

The ground floor benefits from the luxurious touch of underfloor heating, while a cosy study and elegant cloakroom add to the allure. The sitting room, with its inviting glazed doors, seamlessly integrates with the kitchen/diner, creating an inviting flow.

Ascending the stairs, the master suite impresses with built-in wardrobes and a chic ensuite shower room. Two additional double bedrooms, a well-sized single bedroom, and a pristine family bathroom complete the first floor.

Outside, the property doesn't disappoint, with a large patio area perfect for al fresco dining and a lawn area offering a canvas for garden enthusiasts. A detached garage coupled with a driveway ensures ample parking. The home comes with the added peace of mind of a building warranty, making this a truly remarkable offering that stands out in the property market.

### Agents notes:

Tenure - Freehold / Council tax - Band F  
Services - Electric/Gas/ Water/Drainage  
Heating - Gas  
Broadband - Superfast is available  
Estate Management Fee - An annual fee is currently payable of £360.00.





- POPULAR VILLAGE LOCATION
- WELL PRESENTED
- SPACIOUS DETACHED FAMILY HOME
- DETACHED GARAGE & DRIVEWAY
- UNDERFLOOR HEATING TO GROUND FLOOR
- ENSUITE TO PRINCIPLE BEDROOM
- BUILDING WARRANTY
- UTILITY ROOM
- STUDY
- VIEWING HIGHLY RECOMMENDED

#### Location

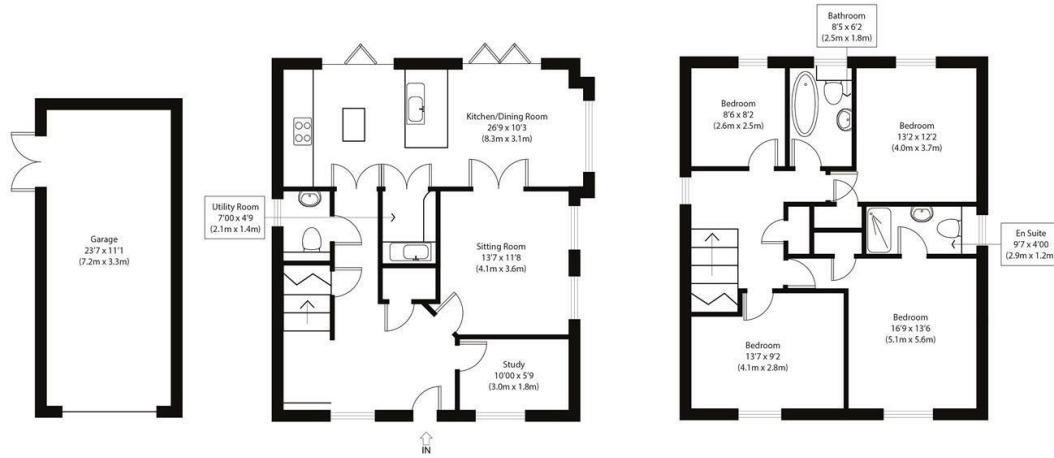
Wix is a small village situated just off the main A120 within the Tendring District of Essex and lies adjacent to the villages of Bradfield and Stones Green, and about 5 miles from the larger nearby towns of Harwich and Manningtree with Colchester only some 12 miles away by road.

Wrabness and Mistley railway stations are both easily accessible within less than 4 miles.

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



## Floor Plan



Ground Floor

First Floor

Approximate Gross Internal Area  
 Main House 1580 sq ft (147 sq m)  
 Garage 265 sq ft (25 sq m)  
**Total 1845 sq ft (171 sq m)**

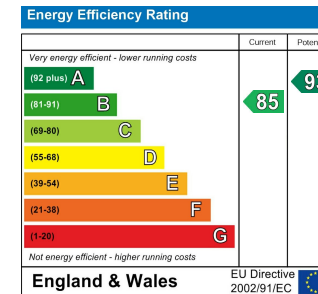
Qualification: Diagram measurements are approximate and can be illustrative purposes only. While we do not check the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of necessary solution. copyright www.eap.fsnet.co.uk



## Area Map



## Energy Efficiency Graph



Council Tax Band - F

Tenure - Freehold

## Viewing

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

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