

Beaumont  
Guide Price £900,000 - £925,000





Nestled within the embrace of rural tranquillity and enveloped by verdant open farmland, this opulent property presents an unrivalled opportunity for families seeking the serenity of country living or those envisioning a bespoke commercial venture.

Spanning a generous 0.63-acre plot, the impressive estate boasts an exquisite seven-bedroom detached home complemented by an additional charming three-bedroom lodge, ideal for multi-generational living or as a luxurious guest retreat.

The main residence unfolds over three meticulously designed floors. The first floor hosts a family bathroom alongside six sumptuous bedrooms, with three benefiting from their own private en-suite facilities. Ascend to the sanctuary of the top-floor bedroom suite, complete with a convenient en-suite cloakroom, which eagerly awaits the addition of a shower cubicle. The ground level indulges its residents with a plethora of living spaces, including a sitting room, a capacious family/games room, a secluded study, and an expansive kitchen/dining/family area leading into a sun-drenched conservatory. Practical needs are met with a sizeable utility/boot room and an additional cloakroom.

The separate lodge, a haven of self-contained luxury, offers three double bedrooms, a welcoming sitting room that opens onto a delightful terrace, alongside a kitchen/dining room and a well-appointed bathroom. The lodge has a lawful development certificate.

Externally, the property excels with two detached double garages, a single garage, a versatile workshop with an adjoining WC, a summer house, and a static home currently utilised as extra storage space. The sweeping driveway ensures ample parking for numerous vehicles. Surrounding wrap-around gardens provide an idyllic backdrop, with the property flanked by the picturesque Essex countryside.

This majestic estate promises a life less ordinary, where space, comfort, and rural beauty converge to create an unparalleled living experience.





**Location:**

Beaumont Cum Moze is a small village in rural north-east Essex with a rich community life centred around the church, the village hall and a well-stocked farm shop. A small and very pleasant village located about two miles from Thorpe Le Soken and comprising of about 40 dwellings. The east of the village affords superb coastal views over Hamford Water which is an area designated of outstanding natural beauty. There are excellent local facilities at nearby Thorpe Le Soken, with its mainline rail station direct to London Liverpool Street (approximately 80 minutes). There is easy access to the A120 and Colchester (approximately 13 miles) with its comprehensive, educational, recreational and commercial facilities, together with excellent riding and walking in the area, and for the boating enthusiast, there is access to the Walton Backwaters at Landermere Quay and from Titchmarsh Marina.

**Important Information:**

- Tenure - Freehold
- Council Tax Band - Main dwelling - D and The Annexe - B
- Services - Mains Electric, Mains Water & Private Drainage
- Heating - Radiators via oil boiler
- Mobile Coverage Indoor: All networks are limited except three which is unavailable
- Broadband: Ultrafast broadband is available at this address

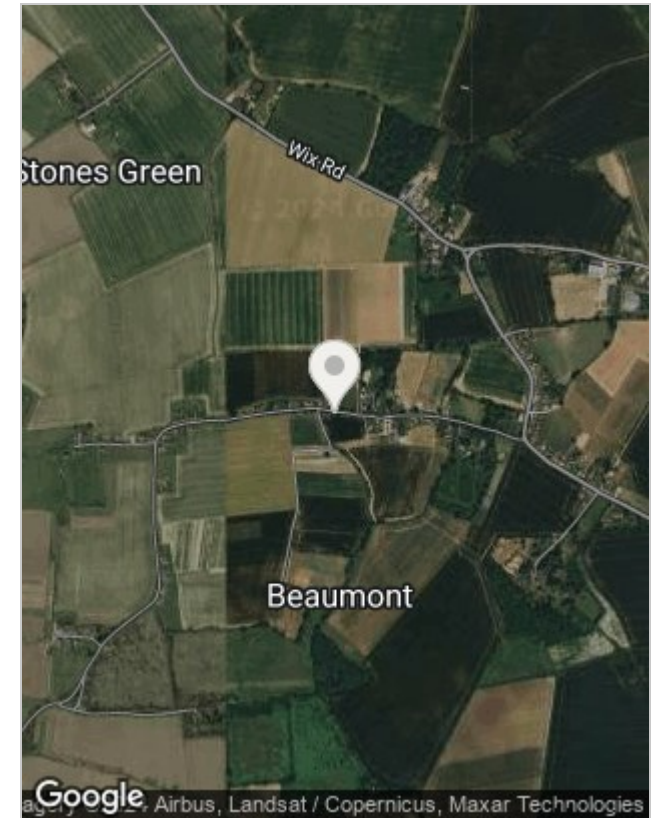




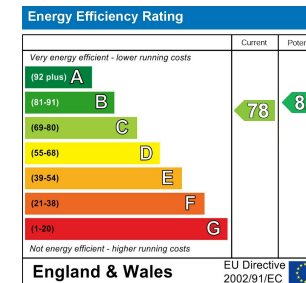
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.