



High Street, Thorpe-Le-Soken
£400,000

Thorpe-Le-Soken

Nestled in the bustling heart of Thorpe Le Soken, lies a unique property that perfectly blends commercial viability with residential charm. This detached house, boasting a prestigious high street presence, provides an excellent opportunity for discerning families, entrepreneurs, and those seeking the flexibility of a home-based business or holiday let venture.

Presenting an expansive layout across three floors, the ground level features a generous 315 sq ft commercial space, currently utilised for retail/office purposes, complete with High Street frontage. This area could seamlessly transition into an additional family room.

Residential quarters impress with four well-proportioned double bedrooms, including a principal suite that offers the potential for a bespoke en-suite facility, courtesy of its sizeable adjoining dressing room. The heart of the home is captured within a cosy sitting/dining room that leads through to a sun-soaked garden room, providing a tranquil retreat overlooking the exterior courtyard.

The property also features a practical shower room, a family bathroom, and three loft rooms that invite imagination – ideal for home offices, creative studios, or play areas.

Outdoors, a picturesque walled courtyard garden awaits, ensuring privacy and a serene space to relax or entertain. Additionally, a capacious brick-built workshop enhances the property's appeal, catering to both practical and recreational needs.

This exceptional offering is mere moments from Thorpe railway station, placing commuters in an enviable position for travel. With its versatile living spaces, potential for commercial development, and enviable location, this property stands as a sterling investment for those seeking a harmonious blend of work and leisure.





The property is situated in the popular village of Thorpe le Soken to the east of Colchester town centre and a short distance from the coastal towns of Frinton on Sea and Walton on the Naze. Within the village there is a variety of shops available with Tesco Express, three public houses, wine bar/restaurant, takeaway, doctor's surgery and pharmacy.

There is also good primary schooling within the village and secondary schooling in Landermere Road. Thorpe le Soken also offers a station providing rail links to London (Liverpool Street Station) and the A120 is also a short drive away heading London bound towards the A12, M25 and beyond.

Agents Notes:

Tenure - Freehold

Council tax - Band B

Services - Electric/mains drainage/water

Heating - Electric panel heaters

Mobile - All networks cover indoor

Broadband - Superfast is available

* The family room image has been digitally staged to show the potential of this space.



- **FLEXIBLE MIXED USE ACCOMODATION**
- **EASILY CONVERTED TO FULL RESIDENTIAL USE**
- **DETACHED HOME**
- **FOUR DOUBLE BEDROOMS**
- **DRESSING ROOM TO PRINCIPAL**
- **COURTYARD GARDEN**
- **TOWN CENTRE LOCATION**
- **VIEWING ESSENTIAL**

Floor Plan



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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6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ
Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk

Area Map



Energy Efficiency Graph

