



Great Oakley
£795,000



Nestled within an idyllic village, this exquisite detached residence presents an unparalleled opportunity for families and equestrian enthusiasts alike, aspiring to embrace the quintessence of country living. Occupying a substantial plot of 1.71 acres, this home boasts breathtaking views over the rolling countryside, offering an enchanting retreat from the hustle and bustle of city life.

Comprehensively refurbished and immaculately maintained, the interior spaces of this home radiate a warm, inviting atmosphere, with a generous layout designed for both comfort and practicality. It features an expansive sitting/dining area that serves as the heart of the house, providing a perfect backdrop for both lively family gatherings and serene relaxation.

The kitchen/breakfast room is a chef's delight, brimming with contemporary conveniences, including integrated appliances, granite countertops, and a sleek engineered oak floor. Meanwhile, the property's four well-appointed bedrooms (two with en-suites) and an additional family bathroom exemplify restful sanctuaries for each family member.

For those with a penchant for the outdoors, the property's impressive equestrian and smallholding credentials are evident in the multiple paddocks and sturdy outbuildings. A heated outdoor swimming pool, complete with its own pool house, adds a touch of luxury, ensuring leisure and entertainment are just a few steps from your door.

Further enhancing this remarkable home are the pragmatic inclusions of oil heating with a recently updated boiler, mains drainage, and a block-paved driveway, providing ample parking alongside a double and single garage. With the allure of two timber lodge garden buildings, this property isn't just a home; it's a lifestyle awaiting the discerning buyer who seeks rural bliss without compromising on modern amenities and conveniences.

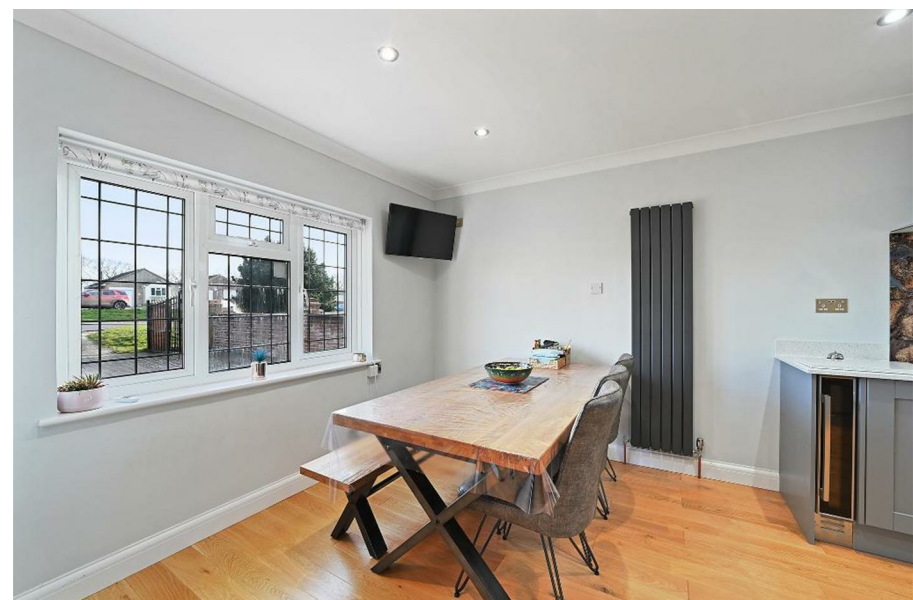




LOCATION

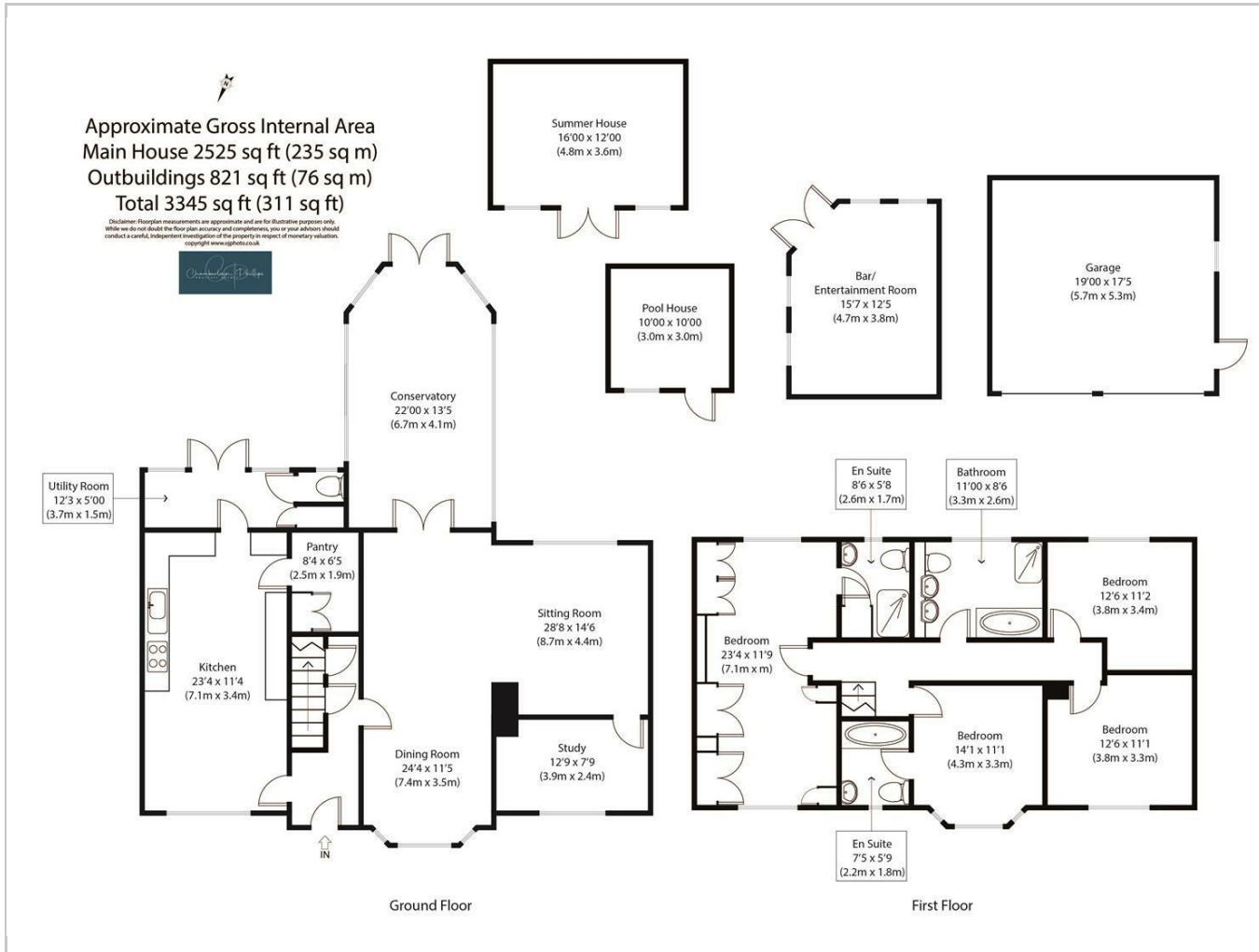
The village of Great Oakley offers good daily facilities with a Church of England primary school, GP surgery, community-owned pub, and village store with the centre of Great Oakley being designated as a conservation area. Colchester and Ipswich are both within easy reach and offer a wide range of educational, shopping and recreational facilities. Fast regular mainline train services run from Manningtree, with a journey time of around 55 minutes approximately 15 minutes drive or Thorpe with around 1hr 18 mins and around 10 minutes drive from the property into the City of London (Liverpool Street station) From Harwich, there are regular ferry services to the continent.

The A120 is also within easy reach providing a direct link to the dual carriageway networks. Both Constable Country and the Essex coast are nearby, offering glorious walking, cycling and sailing opportunities. To the north of the A120 lies the Dedham Vale Area of Outstanding Natural Beauty, while nearby Hamford Water is a National Nature Reserve and Site of Special Scientific Interest.

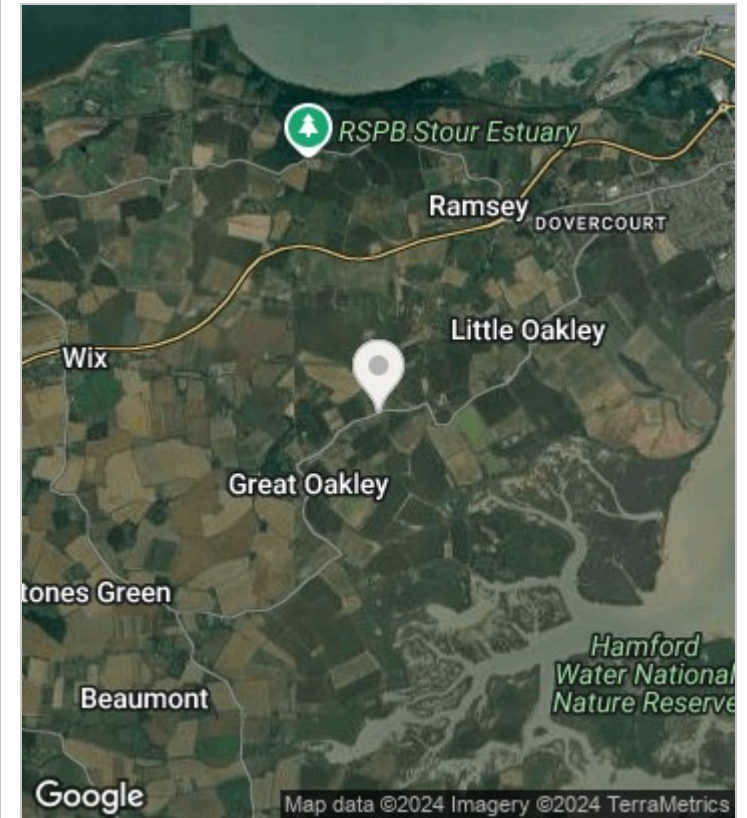




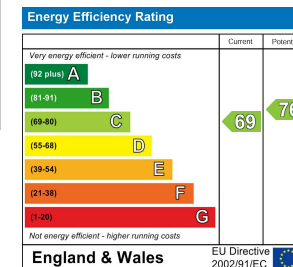
Floor Plans



Location Map



Energy Performance Graph



Important Information:

- Tenure - Freehold
- Council Tax Band - E
- Services - Mains Electric, Mains Water & Drainage
- Heating - Radiators via oil boiler
- Mobile Coverage Indoor: O2 - Likely / EE & Vodafone - Limited / Three - None
- Broadband: Superfast broadband is available at this address
- Solar panels - The solar panels are owned and provide electricity and independently hot water as

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.