









Discover an exquisite sanctuary that redefines the essence of luxurious family living and versatile accommodation. This opulent six-bedroom residence offers an unparalleled lifestyle for families or those seeking an enviable multi-generational home. Meticulously extended and renovated, this impressive property sits on a serene plot of approximately 1.25 acres, offering a tranquil backdrop of sweeping farmland and the nearby charm of the River Stour.

Each carefully considered space within this home radiates elegance and warmth, with a 30ft kitchen/dining/family room forming the heart of the house, complete with bi-folding doors that invite the outside in. The grandeur continues with a 25ft sitting room, featuring a cosy fireplace with a multi-burning stove, perfect for those crisp evenings. Entertainment is effortlessly catered for with a 25ft games room, equipped with its own bar, fitted bench seating, and tables.

The property boasts a self-contained annexe, providing an intimate yet integrated living space for extended family or guests. All six bedrooms offer a sumptuous retreat, four with their own en-suite, complemented by a separate shower room, cloakroom, and an additional family bathroom.

Outside, the heated outdoor swimming pool, complete with a 24ft pool house, kitchenette and shower room, promises endless family fun and alfresco entertainment. Practicality is matched with luxury as the home features a double garage, extensive driveway with parking for 15-20 vehicles, and dedicated storage for a boat, caravan, or motorhome.

With an electric gated entrance ensuring privacy and security, this magnificent abode is not only a family haven but also brims with potential for a high-end holiday home or a commercial tourism venture. This is a rare opportunity to acquire a bespoke residence where every detail is tailored for indulgence, comfort, and the creation of lifelong memories.







#### LOCATION:

Situated between the quiet villages of Wrabness and Ramsey this home offers a peaceful lifestyle whilst still being within easy reach of amenities and transport links. Within Ramsey itself are a local pub named The Castle providing traditional pub food and a local butcher, deli and fish stall. Nearby points of interest include historic market towns, picturesque countryside, and quaint village pubs serving traditional British fare. The village of Wrabness benefits from All Saints Church, a village hall, railway station, nature reserve and community shop and is located six miles east of Manningtree and six miles west of Harwich close to the North Essex coastline and with excellent schools, recreational facilities and transport links in the surrounding area.

#### Agents Notes:

Tenure - Freehold

Council tax - F

Services – Mains electric/mains drainage/Mains water

Heating - Radiators via Oil Boiler

Mobile - O2 & EE are available, Three & Vodafone are likely

Broadband - Ultrafast is available





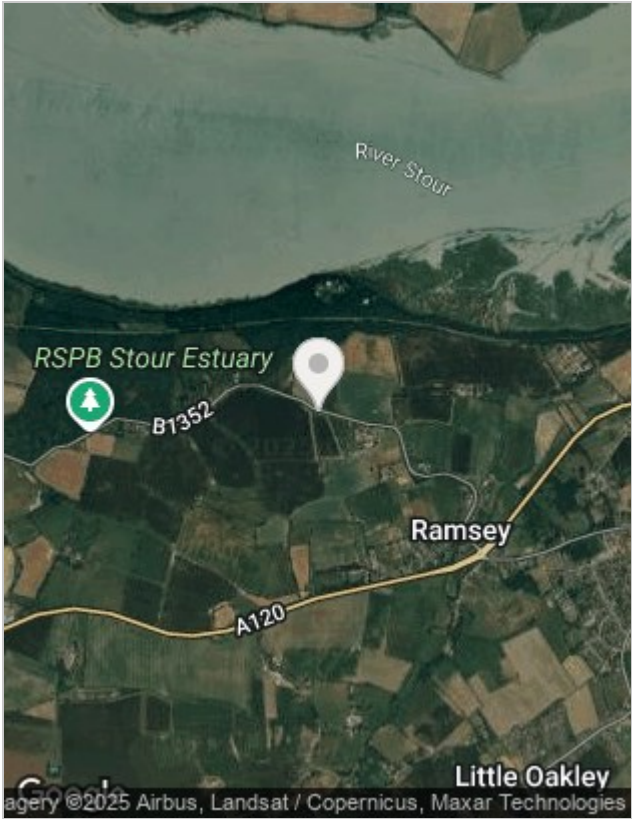




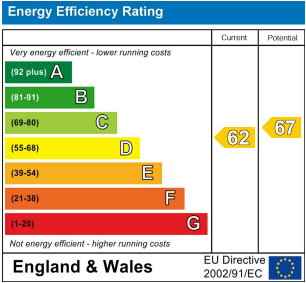
Floor Plans



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.