



Glebe Place, Tendring
Guide Price £900,000

Property Overview

Introducing an impressive extended detached executive family home, settled within a delightful small enclave comprising of merely four dwellings. Positioned upon a vast plot of 1 acre and gracefully backing onto the scenic open farmland, this residence offers the epitome of tranquillity and privacy.

Step inside and discover a spacious abode boasting four/five generously proportioned bedrooms, providing ample space for a growing family. The principal bedroom unveils a walk-in wardrobe and a luxurious en-suite, offering a haven of relaxation and indulgence. Additionally, an en-suite accompanies the guest bedroom, ensuring utmost convenience for visitors or diverse family needs. Furthermore, a modern family bathroom and a convenient cloakroom cater to the practicality of everyday living.

A central hub of warmth and togetherness, the delightful kitchen/dining/family room envelopes its visitors, showcasing a seamlessly integrated layout. The space meticulously combines the culinary arts with an area for social gathering, supplemented by an abundance of natural light flowing through the bi-fold doors leading to a charming patio. An adjacent utility/boot room ensures practicality when keeping domestic affairs in order.

Taking pride of place, immerse yourself in the inviting ambience of the sitting room, graced with a charming fireplace housing a wood burner, perfectly conjuring an atmosphere of cosiness during colder months. Beyond the aesthetics, the ground floor of this superlative residence is equipped with underfloor heating, adding an extra touch of comfort and luxury.

Parking quandaries will be met with ease, as an ample driveway provides abundant space to accommodate numerous vehicles. Complete with a detached double garage and an additional workshop handy for assorted hobbies or protective vehicular storage, this property truly caters to discerning homeowners.

GUIDE PRICE £800,000 - £850,000





Situated in a location that seamlessly combines tranquillity and accessibility, this residence provides the best of both worlds. Explore the nearby scenic walking trails and breathe in the fresh countryside air, immersing yourself in the natural beauty on your doorstep. If it's a taste of a more vibrant lifestyle you seek, rest assured with excellent transport links nearby, not only is it a convenient commute, but countless amenities are within reach.

Important Information:

Tenure - Freehold

Council Tax Band - F

Services - Mains Electric, Mains Water, Mains drainage

Heating - Radiators via oil boiler, underfloor to ground floor

Mobile Coverage Indoor: Three / Vodafone / EE - None - O2 Limited

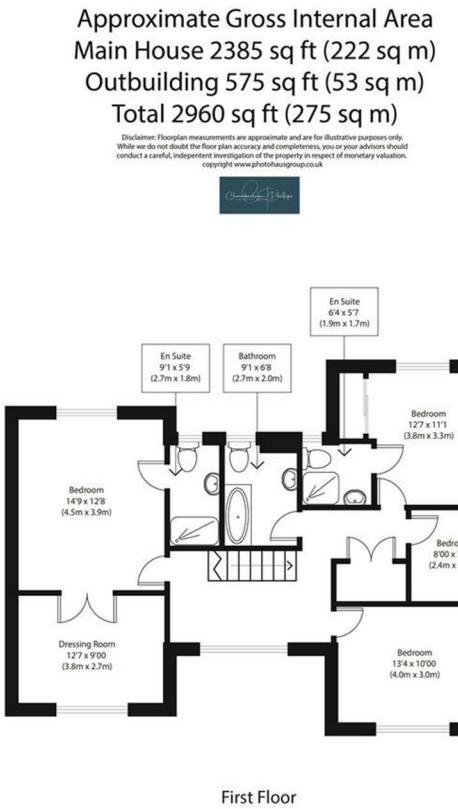
Broadband: Ultrafast broadband is available at this address

Solar Panels - Provisions TBC



- VILLAGE LOCATION
- PLOT APPROACHING 1 ACRE STMS
- TWO EN-SUITE BEDROOMS
- THREE RECEPTION ROOMS
- FLOOR FOUR/FIVE BEDROOMS
- REVENUE GENERATING SOLAR PANELS
- REMAINING NHBC WARRANTY
- ENCLAVE OF ONLY 4 HOMES
- DETACHED DOUBLE GARAGE AND DRIVEWAY FOR NUMEROUS VEHICLES
- UNDERFLOOR HEATING TO GROUND

Floor Plan

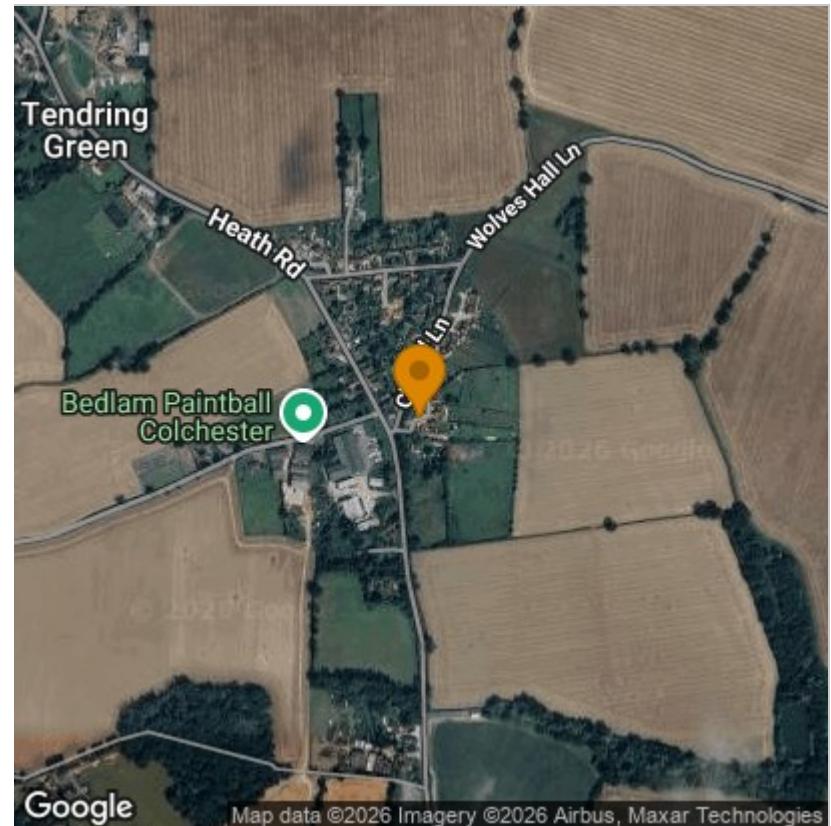


Approximate Gross Internal Area
Main House 2385 sq ft (222 sq m)
Outbuilding 575 sq ft (53 sq m)
Total 2960 sq ft (275 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



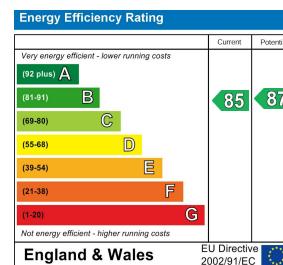
Area Map



Viewing

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

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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