



EH

EXQUISITE  
HOME



## PERFECTLY PLACED

This handsome detached home, constructed in 2002, has a remarkably spacious and versatile interior, generous off street parking and an easy to maintain private garden. The present owners bought it in 2019, attracted by the area, the fact that it is only a twenty minute walk to the station and the versatility and size of the house. Since moving in, they have installed a new kitchen, painted and decorated throughout, put down new flooring and installed new en suite bathrooms, laid block paving at the front and up the side, erected new fences and spruced up the garden.







### *A Handsome Family Home...*

Approached via a block paved drive and with a seating area on the gravelled part of the frontage, a pair of wooden gates lead to further block paving and thence to the double garage with separate power source. The front door opens into the light filled and welcoming entrance hallway with its oak floorboards, understairs cupboard and the white painted balustrades of the staircase rising to the first floor. There is a smart, contemporary cloakroom, ideal for guests. To the left is the beautiful family room into which natural light streams through the large bay window, currently used as a home gym. Next door is the delightful sitting room with its attractive brick fireplace, oak bressumer beam, single fuel log burner and feature wall in Farrow and Ball paint. Spacious and welcoming, it is a multi-use space, perfect for relaxing, chatting and socialising, and the owners particularly enjoy curling up in front of the fire in the winter. Over the years, they have hosted a number of family Christmases and New Year celebrations, and this room, leading into the sunny conservatory, has proved to be perfect for entertaining. When they first moved in, the conservatory served as a playroom for their young children, but as time has gone on, it has evolved as a fun cocktail bar, entertaining space and summer room.

To the rear of the entrance hallway, the open plan kitchen/breakfast room and dining room flow naturally into the garden, the bifold doors bringing the outside in. Beautifully laid out and decorated, this lovely space marries design with function. The kitchen itself with its pale grey cabinets, solid walnut worktops, integrated dishwasher and feature walls in split face granite tiles is a cook's dream. The owners commissioned local company Adapt Kitchens to custom build their kitchen peninsula with baby blue electric Aga, matching cupboards and seating with an integrated wine fridge and granite worktop. There is more than enough room for a table and chairs, ideal for everyday family meals and kitchen suppers. The dining room, looking out over the garden, lends itself to more formal dining but the entire space is a multi-generational, contemporary living area which would lend itself to any family configuration. An attractive single fuel log burner adds very greatly to the charm of this lovely space. Like the conservatory, the cosy snug has evolved over the years. It used to be the home office, but is now used by the children as their own lounge for watching television, gaming and chilling. The ground floor accommodation is completed by the utility room with its second sink and plumbing for a washing machine and tumble dryer.







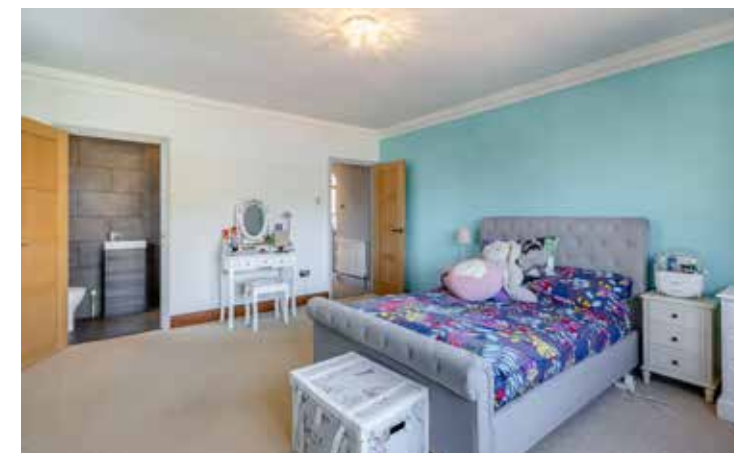
*“This stunning space marries design with function...”*





### *Remarkably Spacious First Floor...*

The elegant staircase rises to the spacious landing, which, like all of the other rooms in this delightful house, is decorated in an attractive palette. The stunning principal bedroom with its built in wardrobes, feature designer wallpaper and elegant en suite shower room would not be out of place in a boutique hotel. The second bedroom also benefits from a smart en suite shower room. The third and fourth bedroom are good sized doubles while the fifth is slightly smaller but would make the perfect home office, a nursery, play room or hobby room. If desired, and with the correct planning permission in place, this bedroom could be converted into a dressing room or walk in wardrobe for the principal bedroom. The four piece family bathroom is stunning, with a statement square-shaped, extra-large freestanding bath with shower attachment, a large walk in shower and a chrome towel heater. Ideal for a quick shower before work, a splashy children's bath before bedtime or a long, luxurious candlelit soak, this is a sleek, contemporary space which, like the rest of this charming home, unites function and design in perfect harmony.





# LOCATION

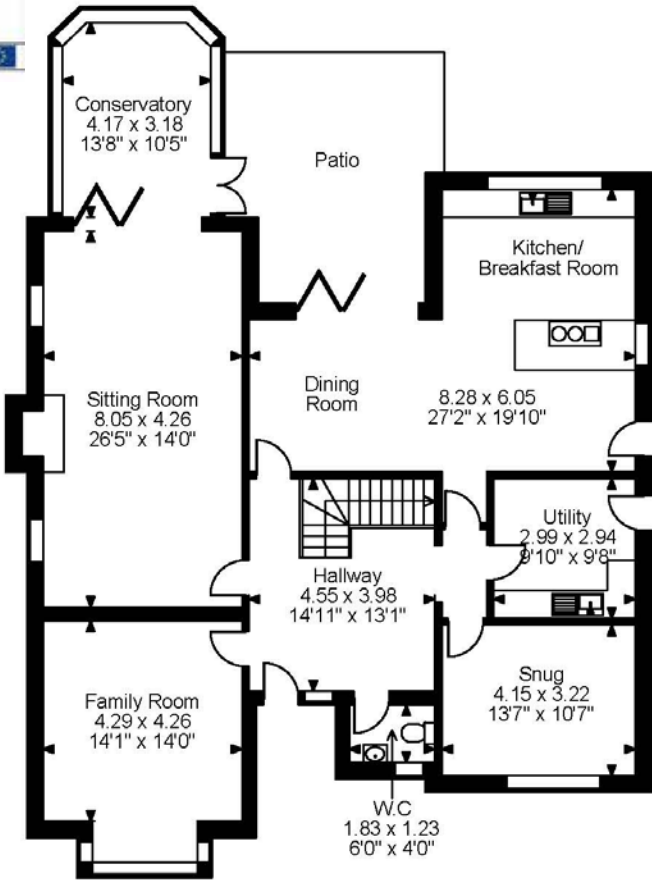
The back garden has been cleverly zoned with an attractive patio of black porcelain tiles by the bifold doors which adds outside space to the kitchen/ dining area. When entertaining, the space flows with more than enough room for a large garden party, barbecue or celebration, using both the open plan kitchen/dining area and the garden. There is a lawn with flowerbeds, several mature trees including a holly, palm and flowering cherry and several sunny seating areas. There is room for children’s play equipment and scope to plant up the flowerbeds. This immaculate home has everything anyone could ask for and certainly deserves an early viewing.

The village of Thorpe-le-Soken, thirteen miles east of Colchester and four and a half miles west of Frinton, is a thriving community. It has a doctor’s surgery, a pharmacy and optician, three pubs, a social club, a Chinese takeaway, two restaurants, a primary and secondary school and its own station. Located in beautiful open countryside and within easy reach of the coast, it is popular for families and commuters alike.

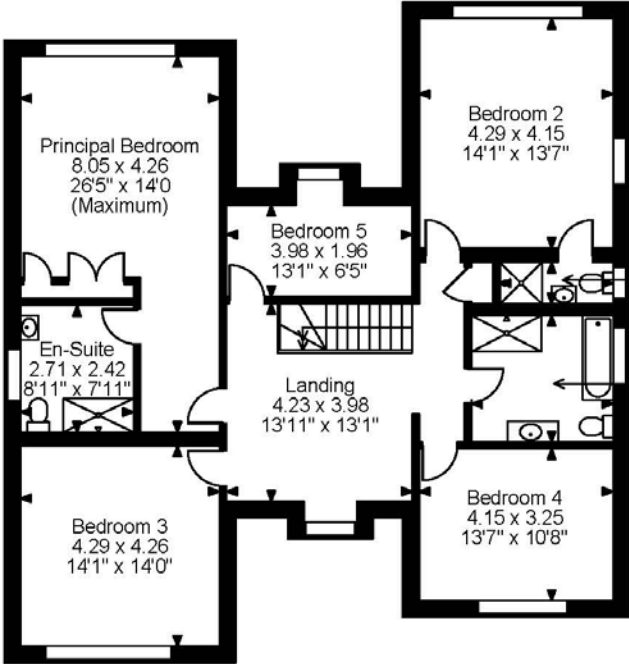
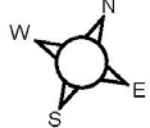
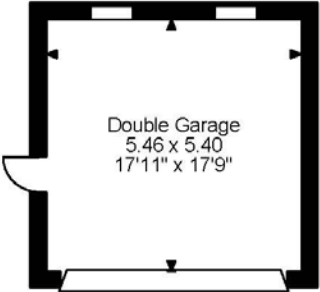
The Tendring Peninsula is the home of popular seaside resorts Frinton, Walton on the Naze and Clacton. It is bisected by the A120 and A133 and with regular fast trains into London Liverpool Street running from the stations on the Sunshine Coast Line, this area is a well-kept secret. Hamford Water National Nature Reserve is a popular place to visit, the peninsula’s shores are lapped by the waters of the North Sea and there are any number of pretty villages with historic buildings dotted across it. Evidence has been found of Roman and Saxon occupation and it is a popular destination for walkers, swimmers, paddleboarders and sailors. With easy access to plenty of leisure activities, it is also ideally placed for those who need to commute to Colchester, Chelmsford or London, while still offering the chance for relatively rural living.



Approximate Gross Internal Area  
Main House = 3121 Sq Ft/290 Sq M  
Garage = 317 Sq Ft/29 Sq M  
Total = 3438 Sq Ft/319 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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