



EH

EXQUISITE  
HOME



## TIMELESS GEORGIAN CHARM

This four-bedroom Georgian property offers many of the classic features that can be expected, including well-proportioned and spacious accommodation framed throughout by large bay windows. Furthermore, the residence sits on a plot of over 0.75 acres amongst well established gardens, offering a number of distinct outdoor areas, including spacious lawns, seating areas, shrubbery and a pond. Located in the desirable village of Thorpe-le-Soken, the property is ideally situated for access to a number of schools, a railway station and a number of shops and eateries.







## *A Coveted Village Location...*

From the moment you arrive, the home exudes charm. A gravel path leads to a sheltered porch framed in trailing Wisteria. Step inside to a generous entrance hallway, where a wide staircase rises to the upper floor and doors lead to the principal ground-floor rooms.

The layout has evolved over the years, many rooms are multi-functional and flow seamlessly, ideal for modern family life. The spacious kitchen/breakfast room serves as the true hub of the house. Finished with Italian tiles and wooden cabinetry, the space offers ample room for cooking, dining, and relaxing. Large windows overlook the garden, creating a strong connection between indoor and outdoor living while offering ever-changing views through the seasons.

Adjacent to the kitchen is a utility room with sink and storage, a walk-in pantry with marble shelving, and a shower room. An external door here provides convenient garden access, ideal for summer dining on the patio. The formal dining room, with recently updated flooring and dual-aspect windows, features French doors that open directly onto the garden. This room is perfect for year-round entertaining, whether hosting cosy winter dinners or enjoying summer evenings with the doors open to the outdoors.

The spacious sitting room is cleverly divided into two distinct seating areas by an internal archway. Accessible from both the hall and kitchen, it provides direct access to the home's unique rear extension. In the 1950s, the property was extended by a previous owner to create a home surgery. This space now comprises a study and a family room, both with patio doors leading to the garden. It's ideal for multi-generational living or as a private guest suite, offering versatility with privacy.







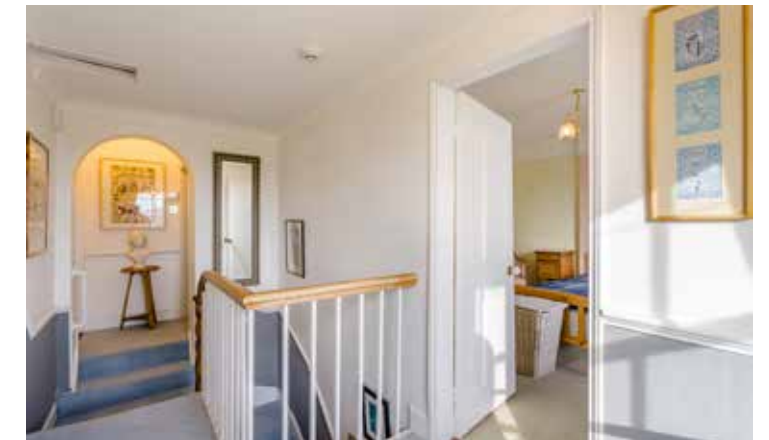
*“A beautifully light and characterful home, the property exudes timeless elegance and grace in every room...”*





### *A Peaceful Retreat Upstairs...*

The first floor hosts all four bedrooms, including the expansive principal suite with a private dressing room and en-suite shower room. The dressing room is fully fitted with wardrobes and a built-in dressing table, creating a luxurious space to prepare for the day. Two further bedrooms benefit from built-in storage, and all comfortably accommodate double beds. A well-appointed family bathroom features a freestanding bath and a large walk-in shower. A separate W/C is also located off the landing.





# LOCATION

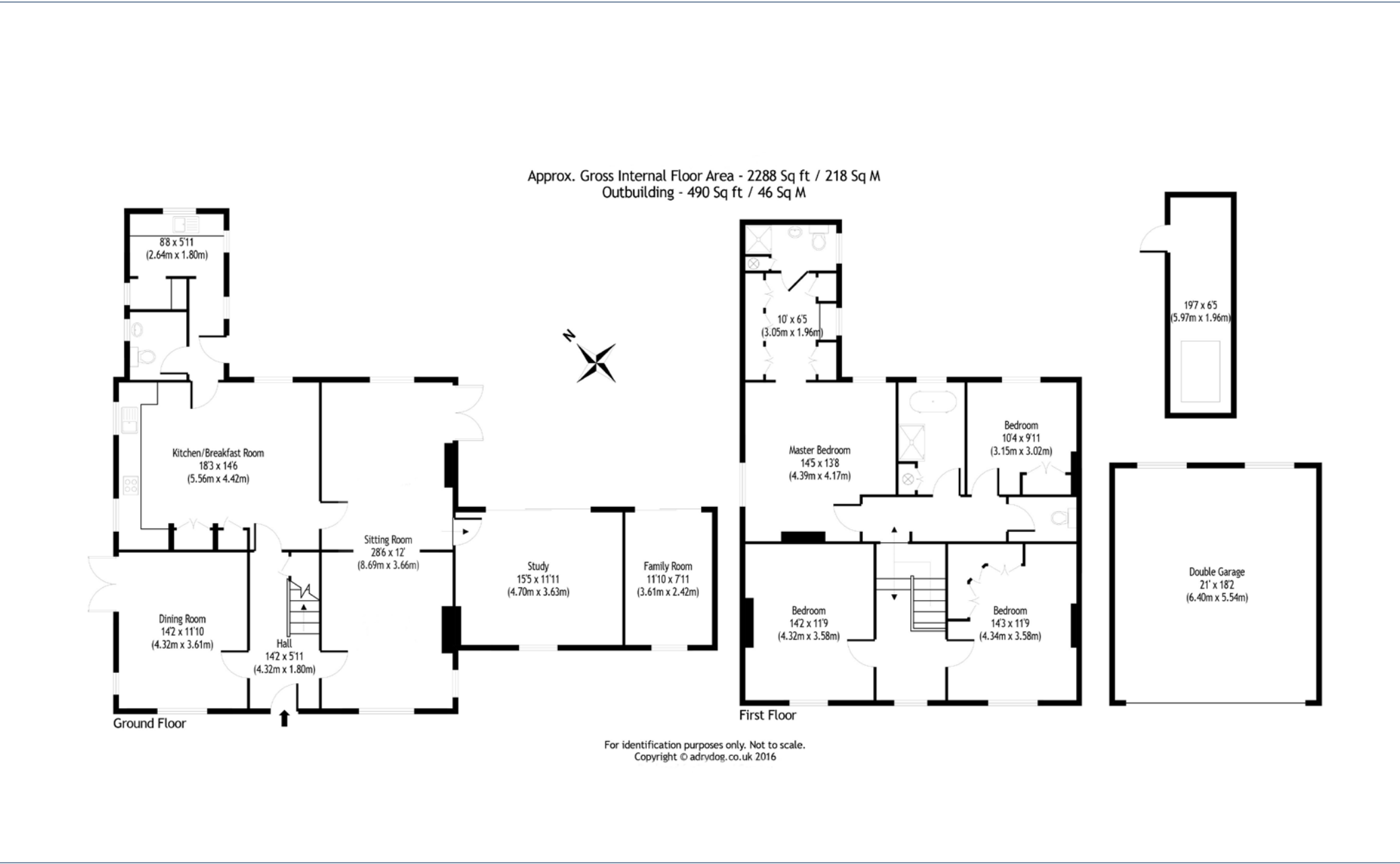
The expansive rear garden is a standout feature. It includes various distinct areas, sunlit patios, enclosed seating spaces framed by Wisteria draped walls, and a delightful pond nestled within mature planting. Well established trees and shrubs offer both privacy and seasonal interest, while the generous lawns provide space for play, relaxation, and entertaining.

The current owners speak fondly of the haven they’ve created, enjoying the balance of space and seclusion the garden offers. With sun throughout the day, there’s always a perfect spot to unwind.

Positioned in the highly sought-after village of Thorpe-le-Soken, this home enjoys a setting that combines rural charm with convenience. The village is home to a selection of shops—including a Tesco and a local florist—as well as a variety of pubs and eateries, all within walking distance.

Families are well-catered for, with Rolph Church of England Primary School and Tendring Technology College both a short stroll away. A wide selection of additional primary and secondary schools, both state and independent, are also easily accessible.

Commuters benefit from Thorpe-le-Soken’s own railway station, offering up to 25 direct services daily to London Liverpool Street. The coastal towns of Frinton and Clacton are just 15 minutes away, while Colchester and Ipswich are within a 30-minute drive.



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Exquisite Home, St John's Innovation Centre, Cowley Road, Cambridge, CB4 0WS

T +44(0) 1223 261144 E [info@exquisitehome.co.uk](mailto:info@exquisitehome.co.uk)

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