



## Stones Green Road Tendring, CO16 0DD

**\*\* AVAILABLE FROM THE END OF JULY \*\*** Sheens Letting & Management are pleased to offer to market this **FOUR BEDROOM DETACHED HOUSE** with **TWO ACRES OF LAND, STABLES & ANNEXE**. The property is located in Tendring which is a Hamlet near the village of Wix and Great Oakley with easy access to the A120 trunk road. This property also comes with the option to rent a further two paddocks. A viewing is highly recommended to appreciate the accommodation and land on offer. Please call us on 01255 852555 to book your viewing.

- **Three Bedrooms**
- **Large Living/Dining Area**
- **Kitchen & Utility Area**
- **Available At The End Of July**
- **Two Acres of Land & Potential To Rent 2 Further Paddocks**
- **Stables**
- **Annexe**
- **Off Street Parking For Numerous Vehicles**
- **Council Tax Band - D**
- **EPC Rating - E**



## £2,500 Per Calendar Month



## Draft Lettings Details

Draft Details - Not Yet Approved By Vendor

Wooden entrance door leading to:

## ENTRANCE HALLWAY

Stair flight to first floor. Triple glazed window to front. Storage cupboards. Doors to:



## LOUNGE/DINING AREA

Two triple glazed windows to front. Four triple glazed windows to side giving stunning field views. One triple glazed window to rear. Brick built feature fireplace with log burner under.



### KITCHEN

Fitted with a range of bespoke wood fronted units and drawers. Laminated rolled edge work surfaces with inset double butler sink with mixer tap. Space for range oven. Fitted extractor hood. Tiled flooring. Two triple insulated windows to rear. Triple glazed door to rear. Two triple glazed windows to side providing stunning field views. Doorway leading to:



### UTILITY ROOM

Space for fridge/freezer. Worktop area with inset stainless steel sink unit. Tiled flooring. Triple glazed window to front. Door giving access to outside areas. Door leading to entrance hallway. Door to:



### GROUND FLOOR CLOAKROOM

Low level WC. Wall mounted hand wash basin. Part tiled walls. Triple glazed window to front.

### FIRST FLOOR LANDING

Storage cupboard. Doors to:

## MASTER BEDROOM

Fitted wardrobes. Eaves storage. Two triple glazed windows to side providing stunning field views.



## VIEWS FROM MASTER BEDROOM



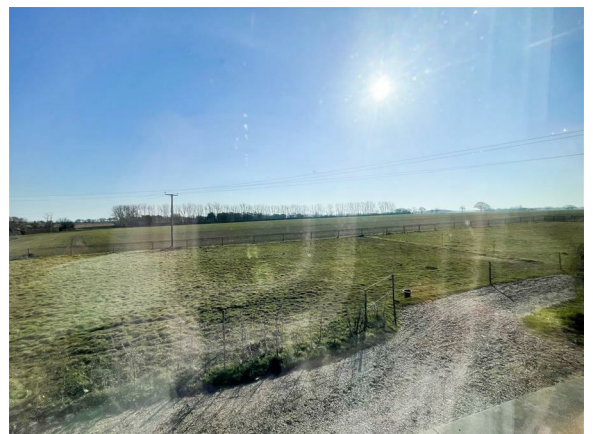


## BEDROOM TWO

Fitted wardrobes in eaves storage. Two triple glazed windows to side providing stunning field views.



## VIEWS FROM BEDROOM TWO



## BEDROOM THREE

Three triple glazed windows to rear providing panoramic field and stable views.



## VIEWS FROM BEDROOM THREE



## BATHROOM

Three piece suite. Low level WC. Panel enclosed bath with mixer taps and wall mounted shower over. Double vanity hand wash basin with cupboards under. Chrome effect wall mounted heated towel rail. Part tiled walls. Two triple glazed windows to front.





## OUTSIDE - REAR

Paved patio area. Remainder being laid to lawn. Borders stocked with trees and shrubs. Decking area providing space for hot tub and seating area. \*\* HOT TUB TO REMAIN \*\* Summer house accommodating seating area. Pathway leading to gate giving access to further land, stables and workshop.



ALTERNATE REAR VIEWS





### ANNEXE

Kitchen area with inset stainless steel sink unit. Door to shower room with low level WC. Shower cubicle with wall mounted shower. Lounge/Bedroom area. Windows to side providing stunning field views.







### OUTSIDE - FRONT

Block paved driveway providing off street parking for numerous vehicles. Enclosed by personal gate and trees. Driveway and pedestrian access to side of the property leading to land and stable areas.



## OUTSIDE AREAS



### Checks For Right To Rent

As part of the government 'Right To Rent' regulations we will need to confirm your UK Resident Status. If you are not a UK Resident you will need to provide a 'Right to Rent' document. Please contact our offices to discuss further if you have any questions or need guidance,

### Lettings Particular Disclaimer

These particulars do not constitute part of an offer or contract to rent the property. Please verify their accuracy personally. All internal and external photos are taken with a wide angle lens, therefore before organising a viewing, room sizes should be taken into consideration.

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## Selling properties... not promises

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The *Action* Agents

