



THE OLD RECTORY

Tendring, Essex



AN IMMACULATELY RENOVATED OLD RECTORY IN ESSEX, WITH A SWIMMING POOL, TENNIS COURT AND TWO COTTAGES, SET IN 8 ACRES.

A recently converted Rectory set in Tendring, east of Colchester and a short drive from the Essex coast.

			EPC
4	3	5	F

Local Authority: Tendring District Council
Council Tax band: G

Services: Mains water and electricity with septic tanks, oil fired heating, underfloor heating and solar panels on the roof.

Method of Sale: The property is offered for sale freehold with vacant possession by private treaty.

Easements, Wayleaves and Rights of Way: The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not.

Postcode: CO16 0BL

SITUATION

The Old Rectory is a recently converted Rectory set in Tendring, east of Colchester and a short drive from the Essex coast.

Tendring is a coastal district in northeast Essex, known for its mix of seaside towns, rural villages and countryside. Popular areas such as Frinton-on-Sea and Walton-on-the-Naze are only a short drive away and offer traditional seaside charm. The area benefits from good rail links to London, particularly from Manningtree and Thorpe-le-Soken.

Schools – There are numerous good schools in the area in both the public and private sector. Notably, the Royal Hospital School (RHS) which is an independent day and boarding school with naval traditions. Other private schools in the area include Orwell Park, Ipswich High School, Woodbridge School and Ipswich School.

Activities – Surrounded by coastline, Tendring is a boater's paradise. Sailing clubs can be found in Manningtree, Harwich and Walton-on-the-Naze. The area's flat, tranquil landscape makes it an idyllic place for various other recreational activities along the Stour including bird watching, river trips and walking along the coastal path and marshes. Hamfort Water National Nature Reserve, Walton Pier, Warbness Nature Reserve are all nearby. The Lifehouse Spa is a short drive away offering spa and leisure facilities.

Dining - The Butt & Oyster Inn at Pin Mill, Jimmy's Farm, Suffolk Food Hall, Milsoms Dedham, Red Lion Chelmondiston, Le Talbooth and The Crown in Stoke-by-Nayland.



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Off the entrance hall lies a large lounge/sitting room with traditional high ceilings and large bay windows. Opposite, a formal dining room with an open fireplace and Sonos sound system, throughout the house and outside. The hand made Davenport kitchen benefits from a breakfast bar, seating area with large TV, electric fireplace and skylight. Integrated Sub Zero fridge/freezers, as well as Wolf kitchen appliances (wine chiller, steam oven, coffee machine, oven, warming draw, microwave) and Quooker boiling water tap. The kitchen blends seamlessly with the outdoor terrace, perfect for indoor/outdoor living in the summer.

To the rear of the house is a study with a modern log burner, gym, which could also be used as a playroom or another study, utility room and downstairs loo. There is a large cellar in very good condition with a wine room.

On the first floor off the large landing is the Harper Charles principal bedroom, which benefits from lots of natural light, high ceilings, a TV and fridge unit. The ensuite bathroom has his and hers sink, mist waterfall shower with a TV, electric heated toilet and a free-standing bath by the window. Off the principal bedroom is a large balcony overlooking the garden and pool.

There are two hand made Strachan dressing rooms, a large guest double bedroom with integrated wardrobes and ensuite bathroom, with a TV and waterfall shower, a family bathroom and a further two double bedrooms.



COTTAGES

There is a modern, recently converted two bedroom cottage in the side garden of the property which benefits from separate access, a garage and parking. The cottage benefits from a large open plan kitchen/breakfast room with vaulted ceilings and pendant lights, doors out to the garden and terrace, a sitting room, two double bedrooms and a bathroom.

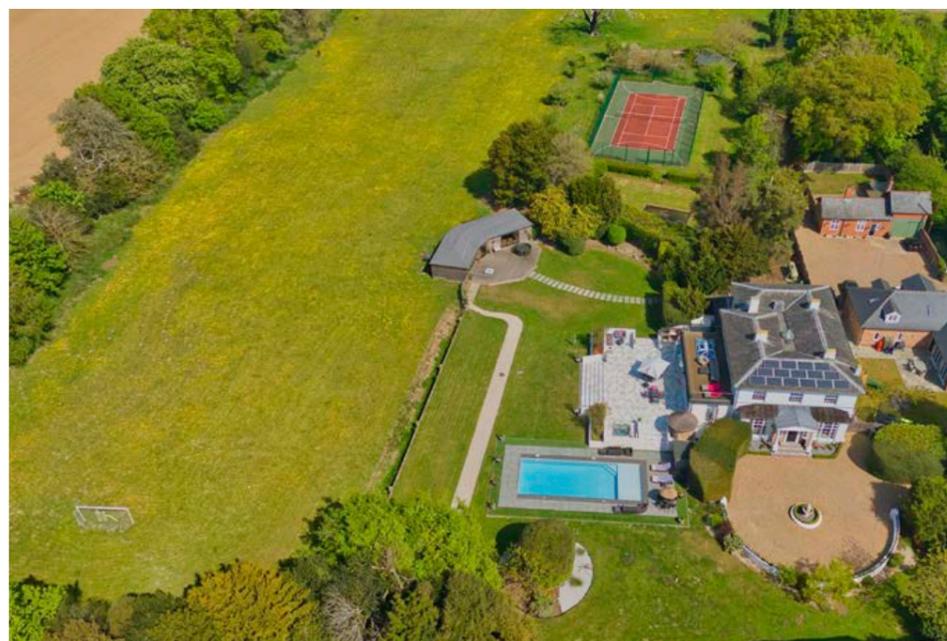
The one bedroom cottage is set opposite the other cottage in the back courtyard, and forms part of the old cart lodge. This cottage is smaller than the other, but is modern and benefits from a kitchen, sitting room and dining room and on the first floor, double bedroom and shower room.

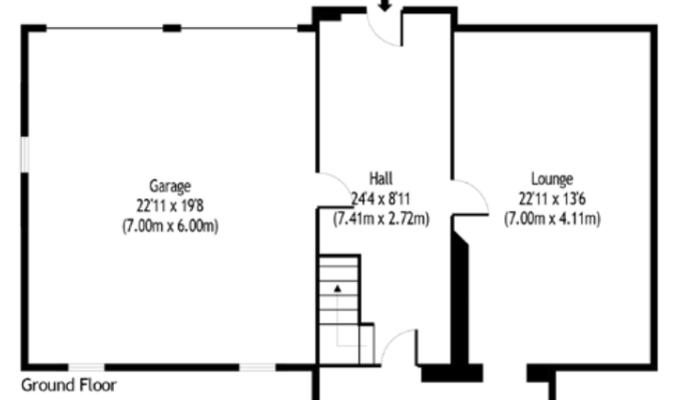
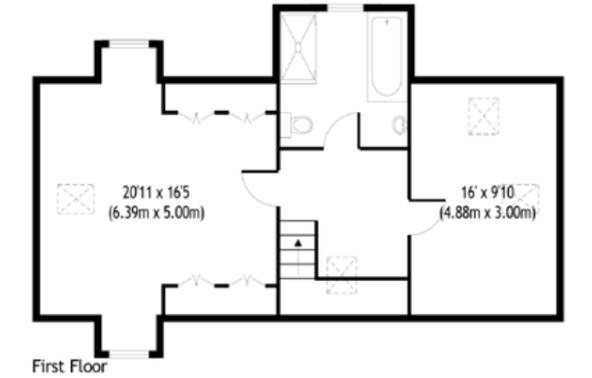
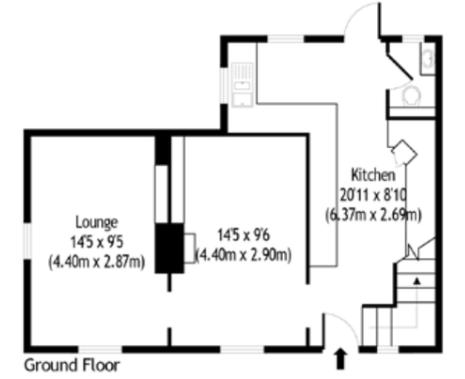
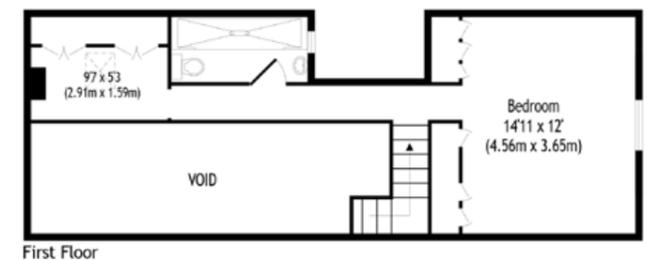
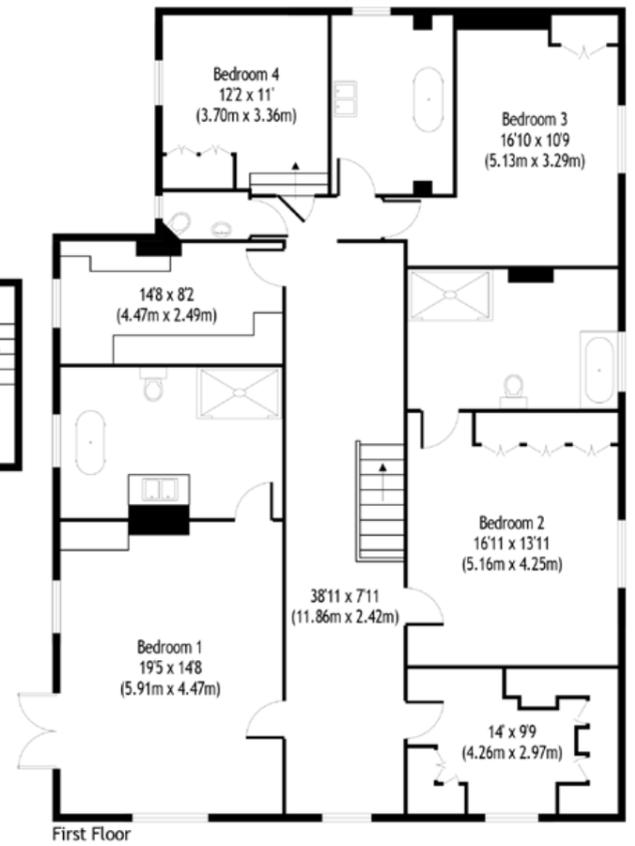
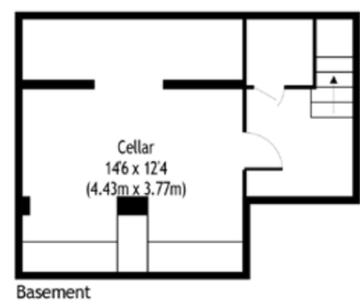
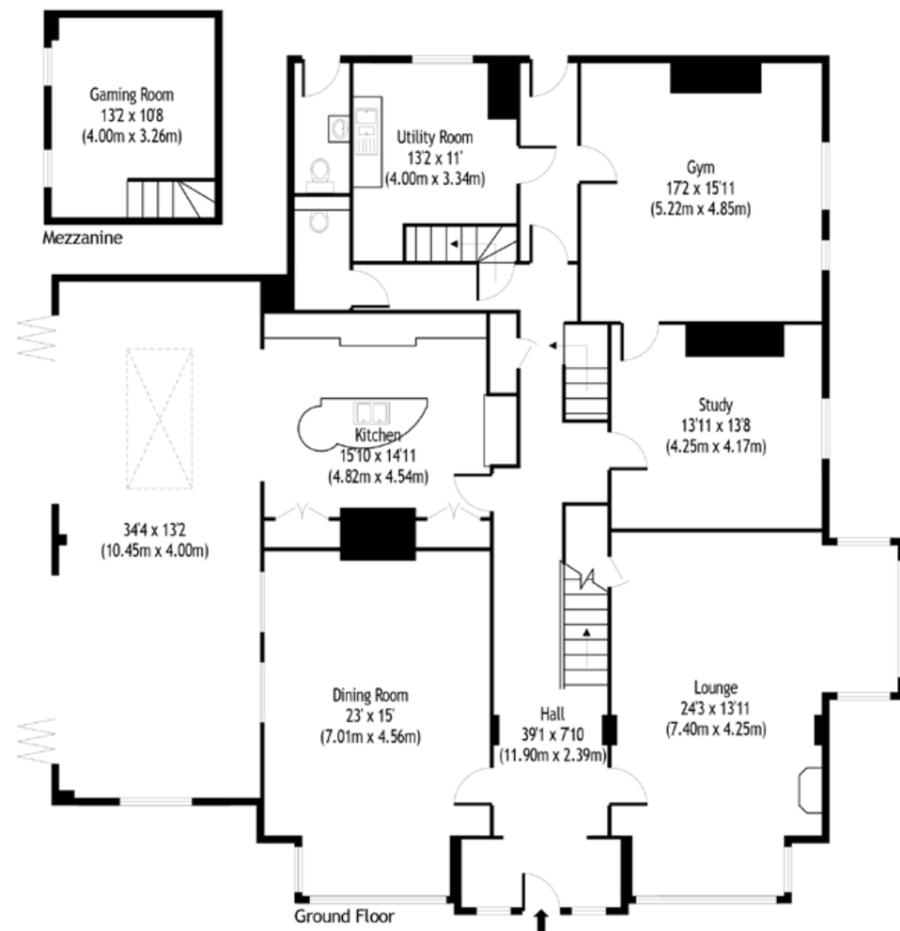
GARDEN

In the garden, off the terrace is a newly built games/party room with a golf simulator, bar and entertaining space with a large decking, perfect for evening entertaining benefitting from the evening sun.

The gardens at The Old Rectory extend to 8 acres and benefit from a mix of grounds, pasture and woodland. There is the opportunity to use the land for paddocks and build some stables, if an equestrian buyer desired.

Within the immediate gardens is a heated swimming pool off the marble terrace, as well as a hot tub and outdoor bar and kitchen. Set behind the house is a tennis court, walled garden and pond and orchard.





Approximate Gross Internal Area = 447 sq m / 4816 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Approximate Gross Internal Area
Cottage = 82 sq m / 885 sq ft
Office = 187 sq m / 2004 sq ft

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We would be delighted
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