



The Paddocks
Weeley Road | Little Clacton | CO16 9EN

SELLER INSIGHT

“

I was lucky to purchase The Paddocks 3 years ago having moved from London.

The property has been perfect for us. The area is peaceful and quiet and secondly, the home is equipped with facilities to be able to accommodate for my disabled brother. He was able to maintain his privacy and independence by residing in the stand-alone Annex which he enjoyed very much.

The Paddocks has been the heart of many occasions where our family and friends have been able to socialise and celebrate, either with larger parties in the Soul Bar or smaller events in the bar area with Pool and Darts nights. The children's play area has also been a big success, great for endless play.

The Paddocks has so much to offer and I feel this property will be a wonderful home for someone who is looking for a private, peaceful, spacious, and accommodating home.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









STEP INSIDE

The Paddocks

Introducing The Paddocks, located in the popular area of Little Clacton. This distinguished property presents a rare opportunity to reside in the sought after Tendring Peninsula.

The Paddocks is situated on approximately 1.7 acres (subject to survey), this esteemed property boasts a main residence spread across two floors, featuring five generously sized bedrooms, two of which boast en-suite facilities. Additionally, a one-bedroom self-contained annexe provides versatile living space. With amenities including an entertainment room, gym, double garage, and a detached garden room/office.

With easy access to Thorpe-le-Soken, its railway station providing direct links to London Liverpool Street, in just over an hour. The home is also conveniently close to the nearby charming coastal towns of Clacton-on-Sea, Frinton-on-Sea, and Walton-on-the-Naze,

In the main residence you will find five generously sized bedrooms, two of which boast en-suite facilities. To the ground floor a spacious lounge offers panoramic views of the garden, perfect for unwinding and relaxation.

The kitchen/breakfast room has been modernised with modern units, integrated appliances, and breakfast bar. In addition, you will find a dedicated entertainment room with a bespoke bar and toilet, ideal for enjoying casual gatherings with family and friends.

Adjoining the entertainment room, you will find another reception room currently being used as a gym. The laundry/boot room is conveniently positioned offering an additional entry point to the garden and serves as an ideal space for storing shoes and coats. Before ascending to the first floor, you'll encounter a study boasting garden views, along with a modern family bathroom. To the first floor you will find a further two generously sized bedrooms and toilet.



STEP OUTSIDE

The Paddocks

The Paddocks lies at end of a gated private driveway where you are pleasantly greeted by the green oasis and ample parking on offer.

The expansive garden is set on approximately 1.7 acres (sts) and invites you to embrace the outdoors, whether for quiet contemplation or lively gatherings with loved ones. Benefit from the convenience of a double garage and the flexibility of a self-contained annex, with its own private access. The annex offers a spacious bedroom, open plan Lounge/Kitchen area and a shower room entirely suited to independent living. This offers additional space for guests or extended family members. To the West of the garden there is a detached garden room/study offering the potential for multiple uses at the convenience of the owner.

Little Clacton is a picturesque village known for its rural charm and tranquil surroundings. It offers a peaceful environment away from the hustle and bustle of larger towns and cities, making it an ideal place for those seeking a quieter lifestyle.

Overall, Little Clacton offers a desirable blend of rural tranquillity, local amenities, and access to nearby urban centres and coastal attractions, making it an attractive location for those seeking a peaceful yet well-connected lifestyle.

AGENTS NOTES

SERVICES? E.G. gas central heating.

Not tested by agent.

Weeley Road, Little Clacton, Clacton-on-Sea, CO16

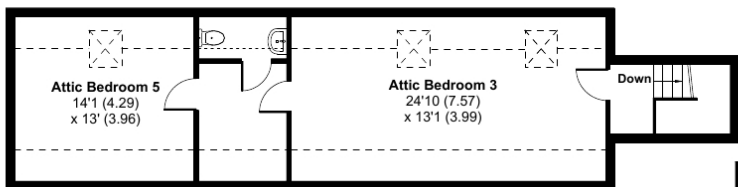


Approximate Area = 3361 sq ft / 312.2 sq m
 Limited Use Area(s) = 234 sq ft / 21.7 sq m
 Annexe = 483 sq ft / 44.8 sq m
 Garage = 478 sq ft / 44.4 sq m
 Outbuilding = 620 sq ft / 57.5 sq m
 Total = 5176 sq ft / 480.6 sq m

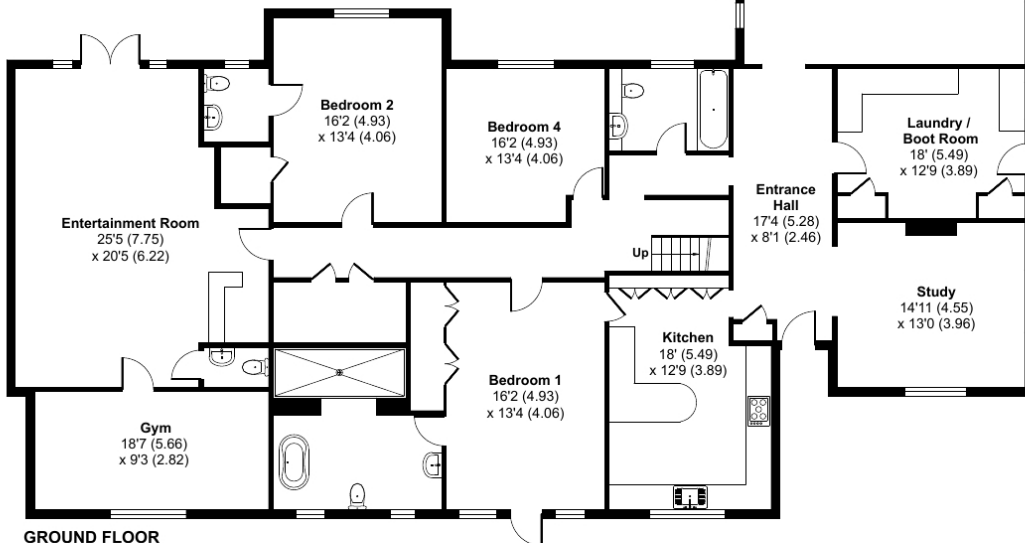
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CHRIS CUSWORTH
BRANCH VALUER

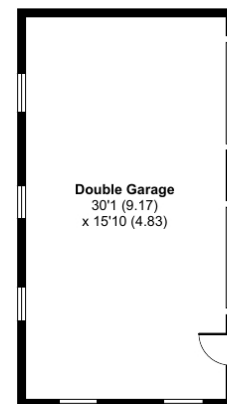
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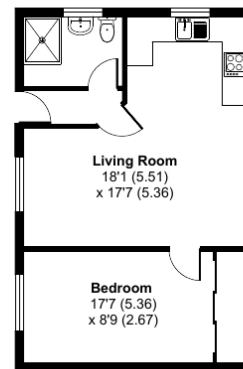
FIRST FLOOR



GROUND FLOOR



ANNEXE



OUTBUILDING

Denotes restricted head height

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Fine & Country. REF: 1121068



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright Â© 2020 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 5930387 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE. Printed





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