



Rye Way | Kirby Cross | CO13 0FT

FINE & COUNTRY

SELLER'S INSIGHT

We purchased our home off-plan in 2019, which allowed us to thoughtfully tailor many of the key design elements from the outset. From the layout of electrical sockets to the placement of spotlights and the design of the kitchen, every decision was made with comfort, functionality, and long-term liveability in mind. Over the past five years, we've continued to build upon that foundation, refining the space to suit modern family life with both style and practicality.

Originally designed as a five-bedroom property, we reconfigured the layout to create a generous four-bedroom home, allowing for a spacious 7m long master suite complete with handmade beautifully crafted mirrored frat wardrobes offering a perfect dressing area. This had really elevated the upstairs to give a wow factor.

At the heart of the home is our ten-metre kitchen and dining area—an exceptional space that has played host to everything from family celebrations to daily family living. It's a true focal point, filled with natural light and a real sense of openness with the second lounge a more serene escape from the busier heart of the home—a space that feels distinctly more grown-up and peaceful. The orientation of the property allows for excellent natural light throughout the day: morning sun floods the front of the house, offering tranquil views across the fields, while the afternoon sun fills the rear, bringing a warm, inviting atmosphere into the living spaces and garden.

A second en-suite has proved incredibly useful when hosting guests, and the overall footprint of the home has comfortably accommodated two families with us having frequent family visit from overseas, without ever feeling crowded.

Despite being part of a development, the property is positioned on a quiet private road shared with just three other homes, with no properties directly overlooking the garden. It has always felt discreet, peaceful, and neighbourly.

If we could take this house with us to our next location out of area, we genuinely would. It has been a much-loved and beautifully considered home, and we feel certain the next owners will appreciate it every bit as much as we have.









STEP INSIDE

A standout feature is the spacious open-plan kitchen and family room, ideal for gatherings and daily life. The master suite adds a touch of opulence with its luxurious dressing area and en-suite bathroom. The ample accommodation throughout highlights a lifestyle of modern luxury and spaciousness.

The roomy hallway opens directly into a spacious kitchen and family room, featuring French doors that lead out to the garden. This area is filled with natural light and offers a welcoming atmosphere. The property benefits from a downstairs cloakroom.

The living room is perfect for both relaxing and hosting guests, while the property also includes a lovely study and a sizable utility room.

The first floor opens to four well-sized bedrooms, each providing a private space for peace and quiet. The master bedroom includes its own en-suite shower room and dressing area. The second bedroom also has an en-suite, with the remaining bedrooms sharing a tastefully designed family bathroom. The master suite was created by the present owners to include a dressing area, but this could be converted back to a fifth bedroom.

STEP OUTSIDE:

The rear garden is mainly laid to low maintenance artificial lawn with patio areas for al fresco dining and relaxing.

A versatile outbuilding presents ideal accommodation for a home office or creative studio, with an adjoining garage/store room enhancing practicality.

The property also includes a driveway and garage, providing ample parking space.

Seller's comment: "The garden has been entirely landscaped with low-maintenance living in mind. Porcelain paving and a large artificial lawn create a clean, contemporary space that extends the indoor living areas seamlessly outdoors. The addition of a studio at the rear of the garage, fully insulated and fitted with heating and air conditioning, has provided the perfect work-from-home solution—freeing up the study in the main house, which has been used over the years as a guest room, playroom, and currently, a large and practical cloakroom with ample storage."

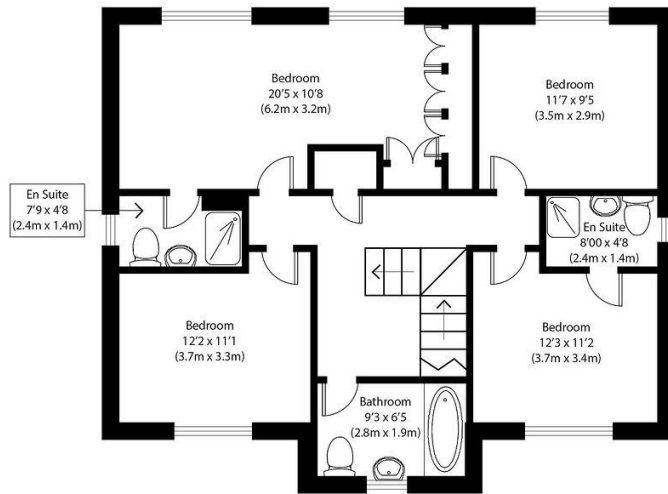


LOCATION

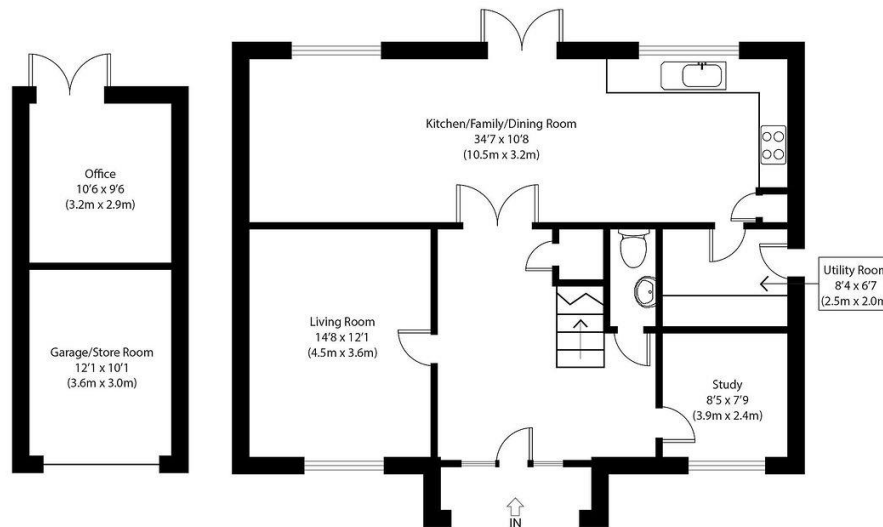
The charming village of Kirby Cross strikes a delightful balance between rural beauty and the convenience of nearby amenities. It's conveniently close to local stores, schools, and essential services, simplifying daily life. Frinton-on-Sea railway station is nearby, offering direct trains to London, and the A120 is easily accessible for excellent road travel to nearby towns and cities.

For those who enjoy the coast, the lovely seaside towns of Frinton-on-Sea and Clacton, celebrated for their beaches and seaside fun, are just a quick drive away. Located in such a peaceful and charming village, this property promises a tranquil lifestyle without sacrificing access to everything you need.

Seller's Comment: "We have truly enjoyed living in Kirby Cross. The location offers a rare blend of convenience and tranquillity—just a ten-minute walk to the train station for direct links to London, two excellent pubs within walking distance, and easy access to both the sandy beaches and the peaceful backwaters, which are perfect for walking."



First Floor



Approximate Gross Internal Area
Main House 1870 sq ft (174 sq m)
Outbuilding 225 sq ft (21 sq m)
Total 2095 sq ft (195 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



EDWARD BOYLE
SENIOR PROPERTY
CONSULTANT

follow Fine & Country Colchester on



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





Fine & Country Colchester

Tel: +44 01206 878155

colchester@fineandcountry.com

99 London Road, Stanway, Colchester, Essex, CO3 0NY