



Dale Hill | Kirby-le-soken | CO13 0EN

FINE & COUNTRY



# OVERVIEW

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We are delighted to present this six-bedroom detached property surrounded by open countryside. Set in 4.65 acres (sts), this generous family home offers multiple reception rooms, along with a sitting room and dining room, the property includes a boot room, office, and games room, with the master bedroom featuring an ensuite.

There is an additional kitchen/sitting area and bedroom, offering the opportunity for multi-generational living.















# STEP INSIDE

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Step into a spacious central hall that seamlessly connects to the numerous reception rooms. The sitting room features a brick-built fireplace and exposed beams, leading into the conservatory, which is bathed in natural light, this room offers a serene ambience. Large windows provide picturesque views of the garden, with doors that open gracefully into it, blurring the line between indoor comfort and the natural beauty outside.

The home benefits from a study, a games room, and a boot room, all offering added convenience, storage, and space for the whole family. The bright and airy kitchen/breakfast room is designed with both form and function in mind, with windows that frame lush garden views. The utility room adds functionality and additional storage, while a downstairs cloakroom adds convenience.

The dining room, with its brick-built fireplace, exposed beams, and natural light, is the perfect setting for both intimate dinners and grand gatherings. The property also includes a separate kitchen/sitting room, bathroom, and bedroom that facilitate multigenerational living and flexible living space.

The first floor opens to a snug room and five generous bedrooms, with the master suite featuring ample storage and a large ensuite. A family bathroom completes this floor.

The second floor houses a versatile area for storage, with skylights that allow natural light to flood in.





# STEP OUTSIDE

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The expansive wrap-around garden features a patio area and is beautifully landscaped with a lawn and mature shrubs, complemented by a serene wooded. The property, set in 4.65 acres (STS), is enveloped by picturesque open countryside. It also boasts a generous driveway and a double garage, providing ample parking space

## LOCATION

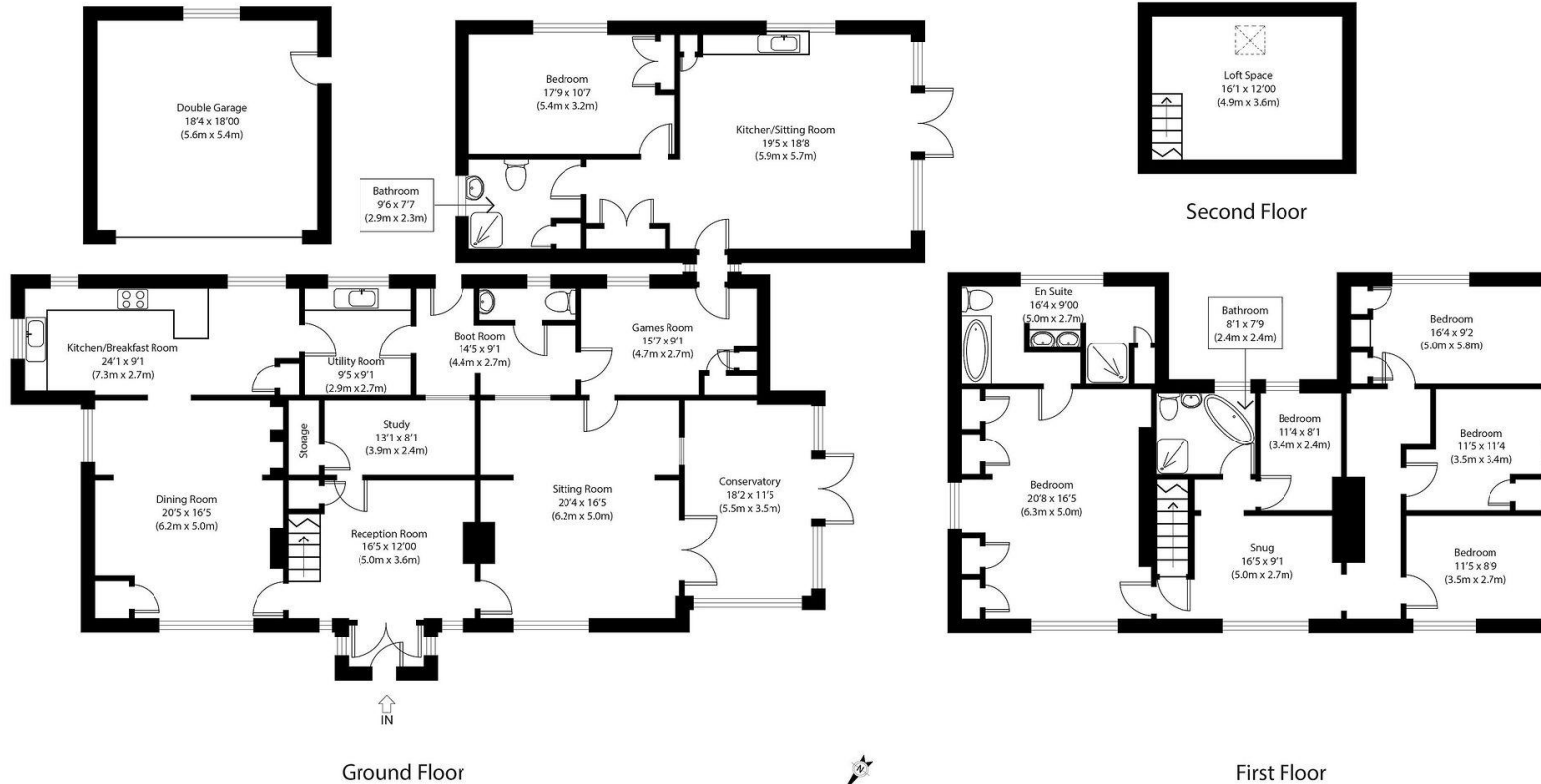
Kirby-le-Soken, a charming tranquil village, nestled within picturesque countryside. With a quaint village character, traditional homes, local shops, and community amenities, the village provides a peaceful lifestyle while still being conveniently close to larger towns.

Close to the seaside town of Frinton-on-Sea, which has a vibrant mix of boutique cafés, contemporary restaurants, and wine bars, and tennis and cricket clubs, a seafront golf course, and Lifehouse Spa.

Kirby-le-Soken has great road and rail connections, making travel to nearby towns and cities straightforward. The local train station provides easy commutes.

With the A133 and A120 nearby, getting to places like Clacton-on-Sea, Harwich, and Colchester is simple and convenient. The area is also well-served by a range of schools, accommodating families with children of all ages. This location seamlessly combines the tranquillity of village life with the conveniences of modern living.





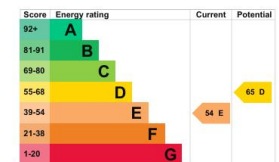
Approximate Gross Internal Area  
Main House 4320 sq ft (401 sq m)  
Garage 330 sq ft (31 sq m)  
Total 4650 sq ft (511 sq m)

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

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RICHARD SEELEY  
SALES MANAGER

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