



London Road | Little Clacton | CO16 9RB

FINE & COUNTRY

# OVERVIEW

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Welcome to a spectacular Grade II listed four-bedroom home that elegantly marries historic beauty with modern functionality.

Originally two 17th-century cottages, it has been transformed into a spacious 2,500 sq. ft. dwelling seamlessly fused with contemporary extensions.

Retaining its original charm with exposed beams and charming nooks, the property spans three floors and offers a unique, spacious, and inviting living space.









# STEP INSIDE

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As you enter the ground floor, you are greeted by a welcoming hall leading to a versatile reception room with a storage cupboard. Adjacent is a generous living room featuring a large inglenook fireplace with a stove. The dining room, with its fireplace and bay window, adjoins a cosy snug.

The modern, high-specification kitchen, complete with a large breakfast bar and bi-fold doors opening onto the garden, creates an ideal indoor/outdoor vibe. The utility room provides additional storage space and access to the outside.

The ground floor also benefits from an inner hall, providing additional living space and a shower room. Venture to the first floor, where you will find three well-appointed bedrooms, each with its own ensuite, ensuring comfort and privacy.

Ascending to the second floor reveals a spacious fourth bedroom. Accompanied by a dressing area and a conveniently located bathroom, this floor offers privacy and charm.



# STEP OUTSIDE

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The property provides ample off-road parking, the rest of the frontage is a well-maintained lawn with a variety of shrubs and trees, all enclosed by fencing and a five-bar gate. The generous enclosed and private rear garden features diverse spaces, including a lawn, patio, various trees, shrubs, plants, and a storage shed.

The heated swimming pool includes a pump room with a filtration system and heating, which can be powered by an air source heat pump or the fitted boiler.

A modern static home accompanies the pool, offering comprehensive facilities and serving as an ideal space for entertaining.

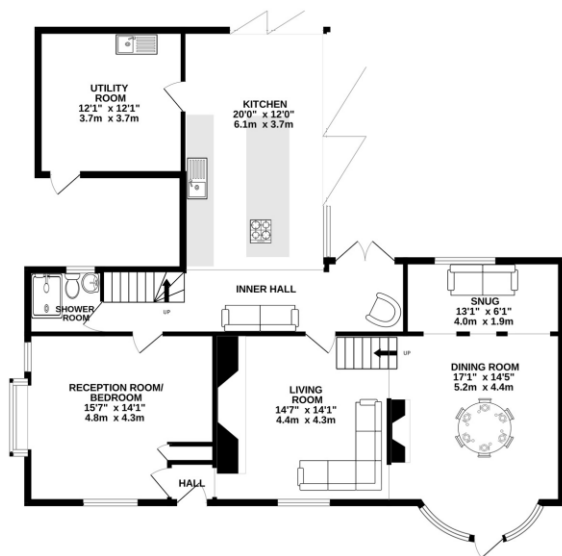
## LOCATION

Little Clacton is a charming village in Essex's Tendring district, steeped in history dating back to Roman times. Nestled amidst scenic countryside and featuring historic buildings, quaint cottages, and welcoming locals, the village offers local shops, a pub, a village hall, and a large park.

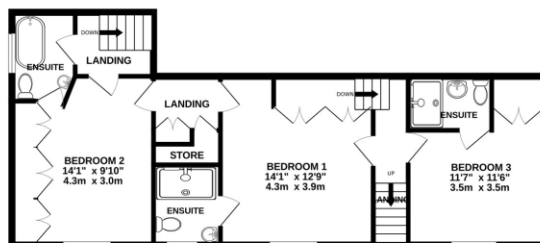
With excellent access via the A120 and A12, and nearby train stations at Thorpe-le-Soken or Clacton, Little Clacton is convenient for commuters.

The village boasts a primary school, and for those seeking private education, nearby St. Philomena's School in Frinton-on-Sea is an excellent choice. For secondary education, Tendring Technology College is a short distance away, and there are several private secondary schools in Colchester.

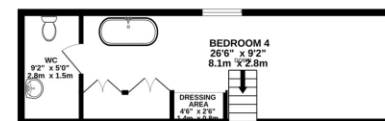
GROUND FLOOR  
1262 sq.ft. (117.3 sq.m.) approx.



1ST FLOOR  
692 sq.ft. (64.3 sq.m.) approx.



2ND FLOOR  
289 sq.ft. (26.8 sq.m.) approx.



AMBER WHYMARK  
BRANCH MANAGER

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TOTAL FLOOR AREA : 2243 sq.ft. (208.4 sq.m.) approx.

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