



Hunters Court | Wix | CO11 2SQ

FINE & COUNTRY



# OVERVIEW

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Fine & Country are delighted to present this exquisite four-bedroom detached family home, recently built by Bocking Homes, offering a stylish, contemporary finish throughout.

The spacious ground floor features an open-plan kitchen/diner with two sets of bi-fold doors, providing the perfect indoor-outdoor experience. With versatile living spaces and generous bedrooms, this is the ideal family home.















# STEP INSIDE

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Entering the property into a generous hallway, which leads to the study/playroom, living room, and cloakroom. The impressive living room is full of natural light and opens up into the kitchen dining room via bi-fold doors, allowing the space to be opened up or kept closed for cosy evenings.

The high specification kitchen has been designed to provide maximum storage and space, with bi-fold doors into the garden and sky-lantern ensures the room is light and bright.

Upstairs, the first floor comprises four generously sized bedrooms, including three doubles. The principal bedroom features a walk-in dressing room and an en suite, while a well-presented family bathroom completes this level.

## STEP OUTSIDE

Outside, the property benefits from a large front lawn and off-road parking via a side driveway. A gated entrance leads to a spacious rear garden, primarily laid to lawn, featuring a mature centrepiece tree, an outdoor kitchen area, a stunning pergola ideal for seating, and a fish pond, all fully enclosed by fencing.





# LOCATION

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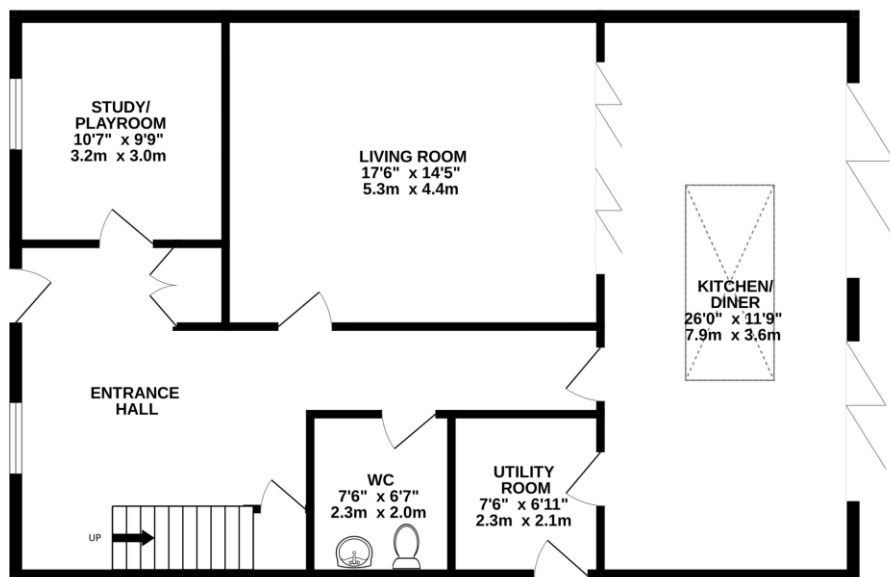
Hunters Court is a short stroll from everyday essentials, with a village shop, hall and pub close by. The setting is ideal for anyone who loves the outdoors, with miles of accessible country walks on the scenic Tendring Peninsula, surrounded by woodland, coastline, cliffs, estuaries and nature reserves.

Getting around is easy. Manningtree station is a short drive away with direct trains to London Liverpool Street, and Wrabness station is also nearby. By road, Harwich is about 6 miles to the east, while Colchester city centre lies roughly 13 miles west, offering rich history alongside lively shopping, dining and leisure.

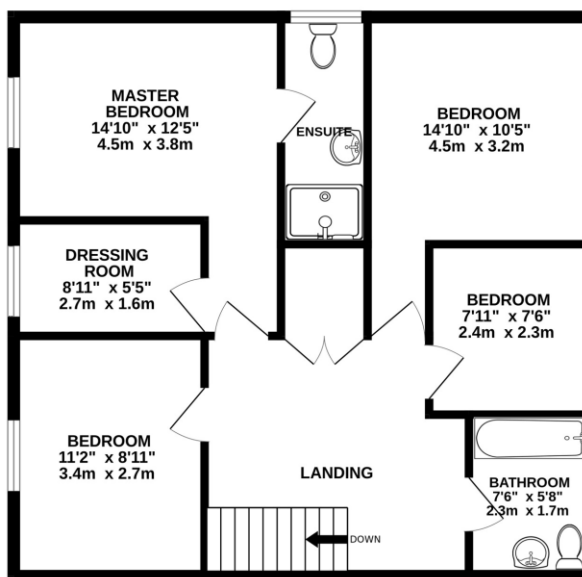
There are several local schools, including Oakey Dokeys Pre-School, Wix and Wrabness Primary School, Harwich and Dovercourt High School, and Tendring Technology College. For those seeking private education, Holmwood House and St Mary's School are in nearby Colchester, while St Joseph's College and Ipswich School are in Ipswich.



GROUND FLOOR  
1014 sq.ft. (94.2 sq.m.) approx.



1ST FLOOR  
698 sq.ft. (64.9 sq.m.) approx.

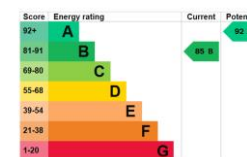


TOTAL FLOOR AREA : 1851sq.ft. (172.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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