



Rectory Road | Little Oakley | CO12 5LD

FINE & COUNTRY

# OVERVIEW

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Fine & Country are delighted to introduce this distinguished six-bedroom country home. Rich in period detail and brimming with charm, the property offers spacious and versatile living, with multiple reception rooms designed for both relaxation and entertaining. The luxurious master suite, complete with dressing room, forms a private sanctuary.

Set within 1 acre of beautifully established gardens (sts), the grounds encompass a secluded wooded area and a private heated swimming pool.









# STEP INSIDE

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Entering the property into the entrance hall, which provides access to the dining room and the kitchen.

The spacious dining room, showcasing exposed beams and an inglenook, flows into a grand reception room with an open fireplace and multi-aspect windows that flood the space with natural light. From here, a separate family room/snug opens off, complete with its own fireplace and a sliding door to the garden, ideal as a quiet retreat, playroom or study.

The generous kitchen provides ample storage and worktop space and has an external side door. Features include a pantry, further storage, a striking brick fireplace and exposed beams.

The kitchen connects to an inner hallway with access to the downstairs cloakroom, a ground-floor bedroom and a boiler room housing the heating equipment with additional storage; this in turn leads through to the garage.

From the dining room, a second inner hallway gives access to a modern ground-floor shower room and another bedroom, and also houses the stairs to the first floor.

Two well-proportioned bedrooms, one currently arranged as a gymnasium with a sauna, complete the ground floor.

The first floor comprises four bedrooms. The principal bedroom includes a dressing room, while bedroom two also enjoys a large separate dressing room. A shower room and a separate bathroom serve and complete this level.



# STEP OUTSIDE

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The expansive garden features a large patio, lawn with mature planting and a tranquil shaded, woodland nook, with mature trees creating a natural canopy, with a rustic, raised timber walkway running beside a shallow water feature.

The heated swimming pool is enclosed with fencing and the area includes a hot tub and summer house.

The property benefits from an oversized two-car garage with internal access via the boiler room.

## LOCATION

Situated in the picturesque village of Little Oakley, this property provides a peaceful lifestyle while offering convenient access to local amenities. A diverse array of shopping options is just a short drive away in nearby Harwich.

For commuters, excellent transport links are readily available. The village is well-connected by road, with the A120 and A1250 ensuring easy access to larger towns. Additionally, Harwich International Railway Station is nearby, offering efficient train services to destinations including Colchester and London.

There are a variety of educational options, with several primary and secondary schools located in Harwich.

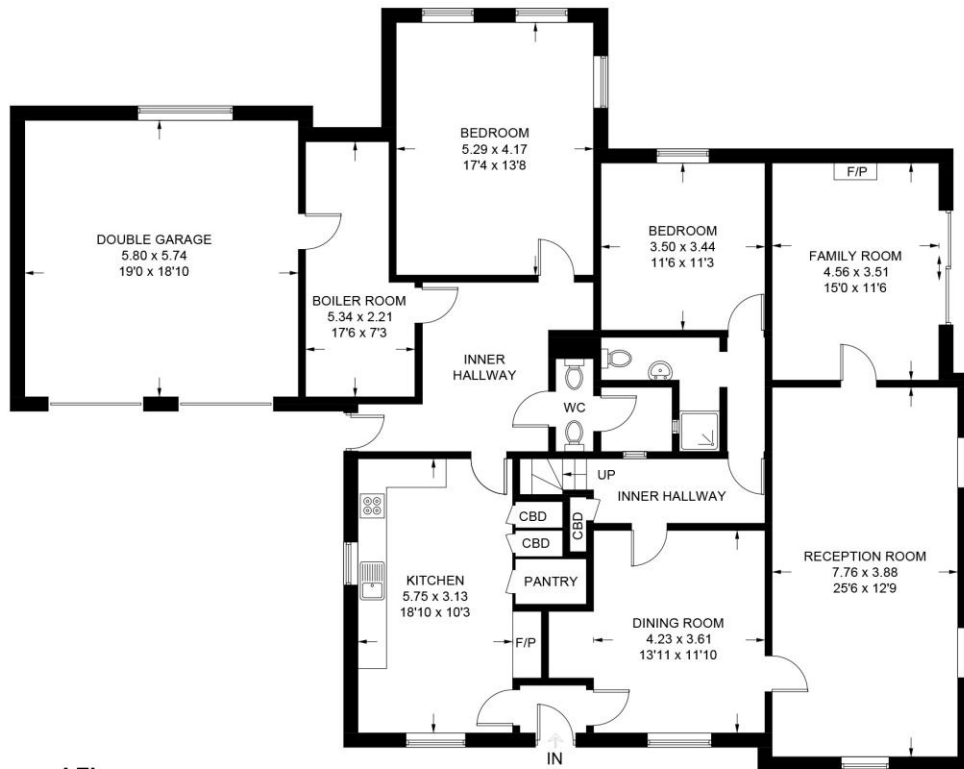
# Rectory Road

Approximate Gross Internal Area = 323.2 sq m / 3479 sq ft  
(Including Double Garage)

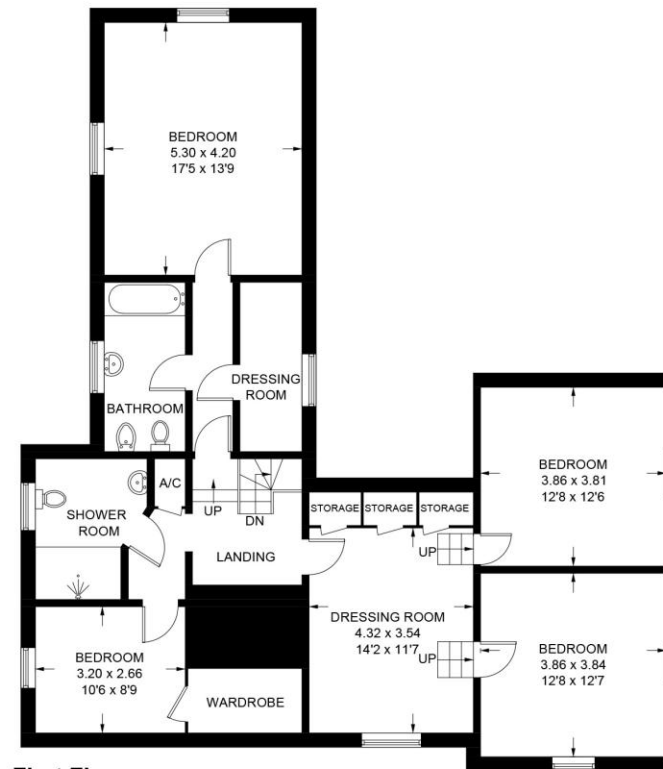


ROSS WHITE  
DIRECTOR

follow Fine & Country Colchester on

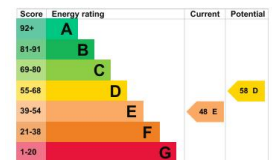


Ground Floor  
203.9 sq m / 2195 sq ft



First Floor  
119.3 sq m / 1284 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.



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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