



Grier & Partners
— LAND AND ESTATE AGENTS —

THE HAVEN, TENDRING ROAD, STONES GREEN,
HARWICH, ESSEX, CO12 5DG
ASKING PRICE OF £695,000





INTRODUCTION

Enjoying a substantial plot of just under 2 acres (sts), this family home is located in a rural and yet convenient position on the Tendring Peninsula. Offering three bedrooms and an abundance of flexible living space on the ground floor to suit family life. Externally a range of well maintained outbuildings, stable blocks and tack room complement the paddocks and formal garden. We highly recommend a visit to appreciate the scope and scale of this charming home.

DIRECTIONS

From the A120 heading East at Horsley Cross roundabout take the third exit towards Tendring Green on the B1035 continue for a quarter of a mile and turn left onto Stones Green Road, after just under a mile the property can then be found on the left hand side, driveway parking to the side and further double gateway to the stable yard with extensive parking space.

INFORMATION

Dating originally from the 1930's with later extensions primarily completed in the 1970's. Of a combination of brick, timber frame and block construction with rendered elevations under a tiled roof. Windows and doors are UPVC units, heating is via a Calor gas fired combination boiler to radiators throughout. Electrics are via a modern RCD consumer unit. Drainage is via a well maintained Klargestor system. Full external CCTV coverage.



LOCATION Stones Green is a small hamlet just around the corner from Wix which benefits from a range of facilities and services, including a playground/sports field, village shop, primary school and pub. Thorpe Le Soken is a larger village nearby and contains a variety of convenience stores, several pubs and an excellent farm shop. The main towns of Colchester, Clacton & Harwich are within reach, while train services with links to London Liverpool Street, are available from Thorpe Le Soken, Wrabness, Mistley & Manningtree (direct train 55 minutes).

SERVICES Mains water, electric and internet are connected to the property. Tendring district council contact 01255 686868 Council Tax Band D - Energy Performance Rating F.

ACCOMMODATION Over two floors, entrance via secure door from the front garden with pleasant gateway and mature shrubs and flower beds into the:

ENTRANCE HALL 11' 09" x 3' 03" (3.58m x 0.99m) doors to the kitchen and dining room, under stairs storage cupboard.

DINING ROOM 12' 09" x 10' 07" (3.89m x 3.23m) window to the front, built in bookshelf to the side and space for sizeable dining table, door through into the:

OFFICE 13' 04" x 8' 09" (4.06m x 2.67m) window to the front, range of built in oak veneer storage cupboard and glazed book shelving to the side and rear, a highly useful office space, door through to the:

SIDE HALL 8' 03" x 3.23' 06" (2.51m x 1.07m) UPVC secure door from the side parking area, wood effect flooring and doors to:

SHOWER ROOM 8' 08" x 5' 03" (2.64m x 1.6m) opaque window to the front, tiled floor and tiled walls to the oversize walk in shower, pedestal wash basin, heated towel rail, extractor fan and recessed ceiling lights.

CLOAKROOM 8' 03" x 4' 08" (2.51m x 1.42m) opaque window to the side, stone effect flooring, built in range of storage to the rear with wash basin inset to the granite effect work surface, concealed cistern w/c, extractor and recessed ceiling lights.

GROUND FLOOR BEDROOM ONE 10' 04" x 8' 06" (3.15m x 2.59m) bay window to the rear, door to the walk in wardrobe 10'05 x 4'09 (incl shelving depth) shelving to the side and further hanging space.

REAR HALL

8' 00" x 7' 01" (2.44m x 2.16m) part opaque glazed door from the rear garden, stairs to the first floor and door to the:

BOOT ROOM/ OFFICE

8' 00" x 5' 11" (2.44m x 1.8m) window to the side, book shelving to the front, wall mounted Worcester gas fired boiler to the





side.

KITCHEN/ BREAKFAST ROOM 26' 09" x 10' 06" (8.15m x 3.2m) dual aspect windows to the front and rear, oak effect flooring, the kitchen comprises a range of shaker style wall and base units to three sides providing extensive storage space along with space for the built in eye level double oven, washing machine, dishwasher and storage pan drawers. Work surface extends further over the peninsula unit providing yet more preparation space, the work surface also provides provision for the inset four ring induction hob with extractor over and the ceramic Rangemaster sink and drainer under the rear window. Generously sized dining area



SITTING ROOM 17' 07" x 13' 11" (5.36m x 4.24m) dual aspect room with windows to the front and side, focal feature brick fireplace with tiled hearth, glazed double doors open into the:

CONSERVATORY 17' 03" x 15' 02" (5.26m x 4.62m) spacious conservatory glazed to three sides over a low wall with opaque roof panels and central fan light, tiled floor, opening windows and double doors to the rear onto the terrace.

ON THE FIRST FLOOR

LANDING 17' 08" x 5' 00" (5.38m x 1.52m) (restricted head height to side), window to the front with wonderful views over open fields. Doors to:

FAMILY BATHROOM 7' 03" x 5' 05" (2.21m x 1.65m) opaque window to the rear, tiled walls to ceiling height, inset bath with screen and shower over, w/c, wash basin inset to storage unit, central light and extractor fan.

BEDROOM TWO 12' 06" x 9' 08" (3.81m x 2.95m) (reduced head height to sides) window to the front enjoying stunning far reaching field views, storage and shelving to the side.

BEDROOM THREE 9' 08" x 8' 09" (2.95m x 2.67m) (reduced head height to sides) window to the front overlooking open farmland fields, storage to the side and further shelving.



OUTSIDE the property benefits from a substantial plot of just under two acres in total (sts) the land principally comprises a large 1.2 acre paddock to the East beyond the Stable yard with well-defined hedge boundaries and populated with a number of mature shrubs and specimen trees. The paddock has not been grazed for many years but has been well maintained with regular mowing. To the West of the property beyond the garage lies a further just under one third of an acre field with gated road access and again well defined boundaries, this field has been used as a vegetable garden and as further grazing space over time.



FORMAL GARDEN located primarily to the rear and East of the house. The garden is laid to lawn with mature hedges front and rear, a useful greenhouse to the side and fenced off Klargester waste water plant. The areas of well kept lawn frame the property from the side with mature and well stocked flower beds further enhancing the space. Terrace to the rear of the conservatory enjoys an open view over fields to the rear. Immediately to the rear of the property the Calor gas tank is located with further flower beds between it and the property, pathway to the side parking area ahead of the:

SINGLE GARAGE 18' 10" x 9' 03" (5.74m x 2.82m) window to the rear, personal door to the side and metal up and over door to the front. Power and light connected.

STABLE YARD concrete hard standing and defined hedge boundary to the rear with double gates newly installed opening into the yard space with a large garage and barn alongside a L shape stable block.

DOUBLE GARAGE 24' 04" x 19' 05" (7.42m x 5.92m) electric double door from the front, window to the rear, power and light connected, internal door through to the:

STORE BARN 25' 05" x 15' 01" (7.75m x 4.6m) steel frame with corrugated panels and opening double doors to the front, power and light connected.

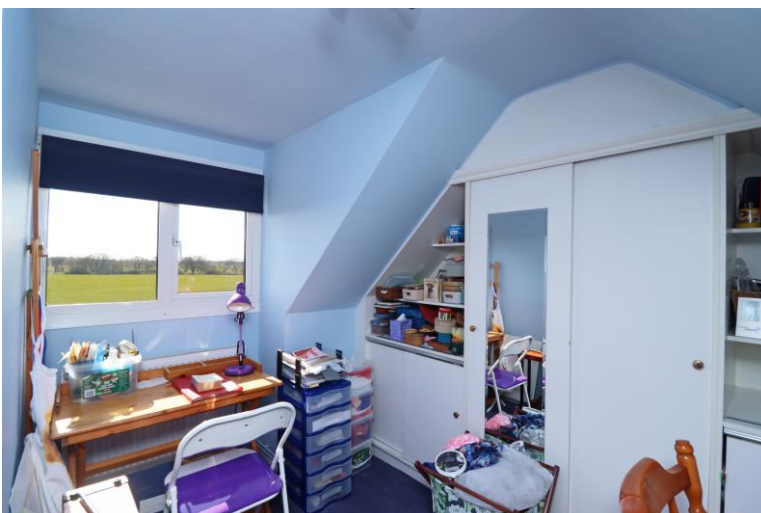
STABLE BLOCK arranged in an 'L shape' of timber frame construction, power and light throughout the building:

TACK ROOM 11' 07" x 7' 08" (3.53m x 2.34m) good storage space with door from the front.

STABLE ONE 13' 09" x 13' 09" (4.19m x 4.19m) stable door to the front, power point.

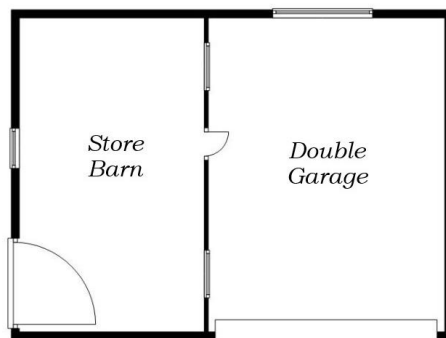
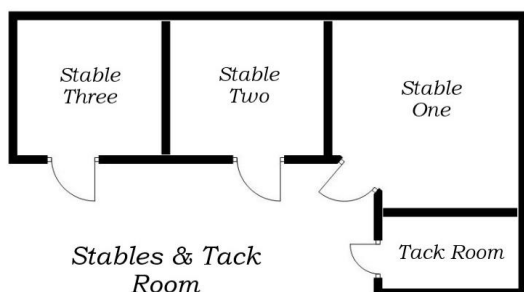
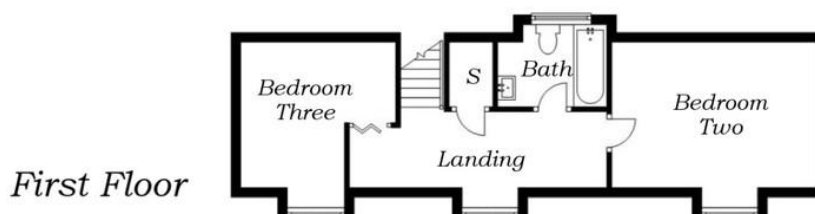
STABLE TWO 13' 08" x 11' 02" (4.17m x 3.4m) stable door to the front, power point.

STABLE THREE 13' 06" x 11' 01" (4.11m x 3.38m) stable door to the front and power point.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E		
21-38	F	24 F	
1-20	G		