

**St. Johns Road
CLACTON-ON-SEA
CO16 8BJ**

Offers in Excess of £750,000





- Impressive Farm House
- Three Reception Rooms
- Set in an Acre of Gardens sts
- Five Bedrooms
- Well Screened From The Road
- Sweeping Gravel Driveway
- Ground Floor Shower Room
- Cloakroom to Principal Bedroom
- Farm Land Views on Two Aspects
- Grade II Listed

This five bedroom farm house which is set in the centre of the plot which is approx an Acre sts. This Grade II property offers many fine features and offers three reception rooms, fitted Kitchen with utility room, ground floor shower room.

On the first floor are three bedrooms and bathroom with En-suite cloakroom to the principal bedroom.

On the second floor there are two further bedrooms.

The property is screened from the road and situated behind electric gates with a sweeping gravel driveway which provides ample parking for cars/boats/caravans etc.

Local shops and schooling are all close by as well as supermarkets and the sea front.



The accommodation with approximate room sizes are as follows:

CENTRAL ENTRANCE DOOR TO:

Stairs raising to first floor, radiator. Under stairs storage cupboard.

LOUNGE

17' 2" x 14' 2" (5.23m x 4.31m)

Fireplace with open grate, brick hearth. Double opening doors to front., window to side aspect, radiator. Door to:

STUDY

8' 9" x 6' 5" (2.66m x 1.95m)

Window to side aspect, radiator, electric consumer unit.

DINING ROOM

16' 2" x 14' 2" (4.92m x 4.31m)

Two display cabinets either side of central fireplace, with cupboards under, fitted dado rail, radiator. Double opening doors to front aspect.

KITCHEN

14' 8" x 11' 8" (4.47m x 3.55m)

Range of working surfaces inset sink unit with cupboards and drawers under in antique oak units. Space for American style fridge/freezer and space for range style cooker. Inset spot lights, window to side aspect and door to rear. Central breakfast bar with cupboards and drawers under and seating area.

UTILITY ROOM

12' 6" x 8' 8" (3.81m x 2.64m)

Range of hi gloss working surfaces with four double storage cupboards. Half cupboard housing gas fired boiler, window to rear and and door to:



SHOWER ROOM

With walk in double shower, low level WC, and pedestal wash hand basin,. Two extractor fans, chrome heated ladder towel rail, tiling to walls.

FIRST FLOOR LANDING

17' 6" x 6' 4" (5.33m x 1.93m)

Stairs raising to second floor, window to front aspect, doors to:

PRINCIPAL BEDROOM

16' 4" x 14' 7" (4.97m x 4.44m)

Window to front aspect, radiator. Door to:

EN-SUITE CLOAKROOM

Low level WC and wash hand basin, window to side aspect.

BEDROOM TWO

14' 9" x 14' 7" (4.49m x 4.44m)

Two built in wardrobe cupboards, central fireplace. Window to front aspect, central ceiling beam, radiator.

BEDROOM THREE

10' 4" x 8' 3" (3.15m x 2.51m)

Window to side aspect, radiator.

FAMILY BATHROOM

8' 7" x 5' 6" (2.61m x 1.68m)

Comprising panelled bath, low level WC and pedestal wash hand basin. Radiator, tiling to walls to compliment, window to rear aspect.

SECOND FLOOR LANDING

11' 9" x 6' 3" (3.58m x 1.90m)

Two built in storage cupboards, access to loft, doors to:

BEDROOM FOUR

14' 5" x 9' 4" (4.39m x 2.84m)

Dormer window to front aspect, radiator.

BEDROOM FIVE

13' 5" x 9' 7" (4.09m x 2.92m)

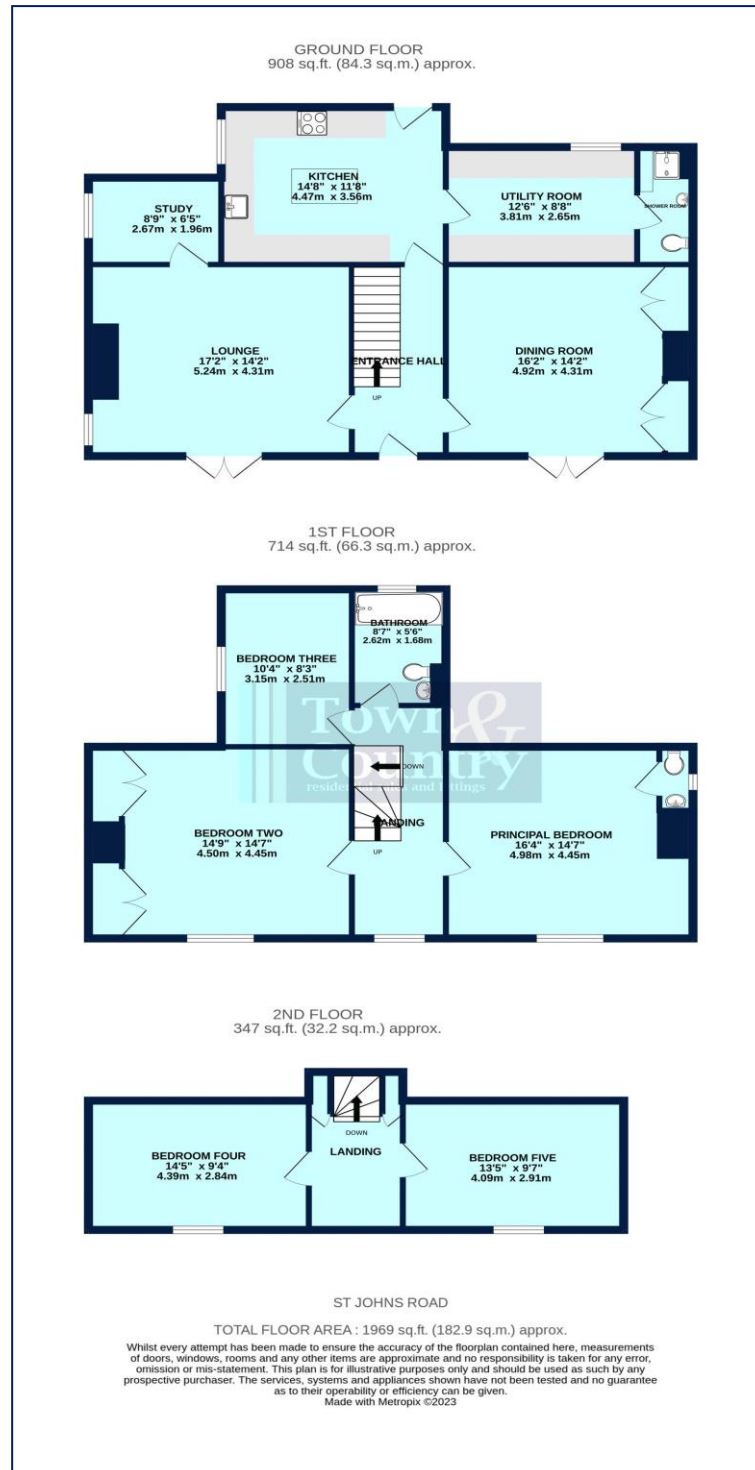
Dormer window to front aspect, radiator.

EXTERIOR

To the front of the property there is high hedging to three sides lawn and mature trees. Independent driveway approached from the road with electric gates which leads to a gravel driveway providing ample parking for numerous vehicles. On the right hand side there is access to fields.

Rear Garden can be accessed from both sides of the property. Commencing with patio area, larger garden shed and remainder laid to lawn. Mature fruit trees and there is hedging to the rear and side with fields beyond.





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