

**Church Road, Thorrington  
CO7 8HE  
Offers in Excess of £650,000 Freehold**







- **FULLY REFURBISHED EXTENDED DETACHED FAMILY HOME**
- **FOUR DOUBLE BEDROOMS**
- **LOUNGE**
- **CHILDRENS' PLAYROOM/BEDROOM FIVE**
- **HOME OFFICE**
- **KITCHEN/DINER**
- **SEPARATE UTILITY ROOM & CLOAKROOM**
- **EN-SUITE TO PRINCIPAL BEDROOM**
- **MATURE PRIVATE REAR GARDEN**
- **GARDEN OFFICE/STUDIO**

**\*\* OUTSTANDING FULLY REFURBISHED HOME WITH A FABULOUS GARDEN \*\***

Located on a tranquil country lane, this fully modernised four/five bedroom property is ideal for families seeking a blend of rural charm and contemporary conveniences.

The interior offers a generous layout with three reception rooms catering to various family needs. The first is a cosy lounge, perfect for relaxing evenings, the second is a dedicated playroom, providing a secure space for children's activities with the third reception room currently acting as the home office. If your requirements differed, you could easily utilise one of these as a fifth bedroom. The heart of the home is the open-plan kitchen/diner, ideal for family meals and social gatherings. The kitchen showcases a blend of modern design and functionality whilst overlooking the impressive garden. There is a separate utility room/boot room for convenience which also allows side access to the house, the modern cloakroom completes the downstairs living space.

To the first floor you encounter the four double bedrooms, each one well-proportioned and tastefully decorated. The principal bedroom further benefits from an En-suite bathroom, built-in wardrobes and Juliet balcony opening onto the garden which offers a private retreat within the home. A family bathroom equipped with both a bath and shower serves the remaining three bedrooms.

Outside you will find the real charm of the property with a newly laid patio for your summer BBQs, the beautifully manicured garden, various outbuildings including a garden office/studio, offering a quiet workspace or relaxation spot amidst nature. With its quality finishes and thoughtful layout, this property is a delightful sanctuary for any family, promising comfort, privacy, and an exceptional quality of life.



The accommodation with approximate room sizes are as follows:

## **ENTRANCE HALLWAY**

uPVC partially glazed entrance door, window to side aspect. Herringbone style flooring, inset spot lights, two radiators, under stairs cupboard, stairs to first floor landing.

## **KITCHEN/DINER**

27' 10" x 11' 10" (8.48m x 3.60m)

Bi-fold doors to rear garden, window to rear aspect, wood effect flooring, inset spot lights, under-floor heating. Range of contemporary wall and base units with contrasting wooden worktop, integrated dishwasher, double Belfast sink with drainer grooves, Range cooker with extractor over. Breakfast bar, space for fridge/freezer.

## **UTILITY/BOOT ROOM**

8' 4" x 6' 7" (2.54m x 2.01m)

Door to side, window to side aspect, Grey wood effect flooring, inset spot lights, under-floor heating. Range of contemporary base and wall units with contrasting wood worktop, inset composite sink, boiler cupboard, space for washing machine and tumble dryer.

## **LOUNGE**

17' 0" x 15' 1" (5.18m x 4.59m)

French doors to kitchen/diner, carpet flooring, two centre lights, two radiators, feature fireplace.

## **PLAYROOM/BEDROOM FIVE**

16' 8" x 10' 5" (5.08m x 3.17m)

Window to front aspect, carpet flooring, centre light, radiator.

## **HOME OFFICE**

11' 5" x 9' 9" (3.48m x 2.97m)

Window to front aspect, carpet flooring, centre light, radiator.

## **CLOAKROOM**

8' 6" x 3' 9" (2.59m x 1.14m)

Obscured window to side aspect, tiled flooring, inset spot lights, under-floor heating. Low level WC and vanity sink unit.



## **FIRST FLOOR LANDING**

Window to side aspect, carpet flooring, inset spot lights, radiator.

## **PRINCIPAL BEDROOM**

21' 0" x 13' 1" (6.40m x 3.98m)

Two Velux style rooflights, French doors with Juliet balcony, carpet flooring, inset spot lights, wall mounted lights, two radiators, built-in wardrobes.

## **EN-SUITE**

8' 5" x 8' 2" (2.56m x 2.49m)

Velux style rooflight, vinyl flooring, inset spot lights. Roll top style freestanding bath with Rainfall shower over, low level WC and vanity sink unit, heated towel rail, partially tiled walls.

## **BEDROOM TWO**

17' 1" x 10' 6" (5.20m x 3.20m)

Two windows to side aspect, carpet flooring centre light, two radiators, loft access hatch.

## **BEDROOM THREE**

17' 2" x 10' 6" max (5.23m x 3.20m max)

Windows to front and side aspects, carpet flooring, centre light, two radiators.

## **BEDROOM FOUR**

12' 0" x 10' 2" (3.65m x 3.10m)

Window to front aspect, carpet flooring, centre light, radiator.

### **FAMILY BATHROOM**

9' 7" x 8' 6" (2.92m x 2.59m)

Velux style rooflight, vinyl flooring, inset spot lights. Panelled bath, low level WC, counter top vanity unit and separate shower enclosure with Rainfall shower, heated towel rail.

### **EXTERIOR**

#### **FRONT**

Wooden five bar gates to both sides of in-out shingle drive, access to side.

#### **REAR**

Wrap around patio, laid to lawn, block paved path, borders to side with mature shrubs. Home office/studio with power, two further storage buildings, sunken trampoline.









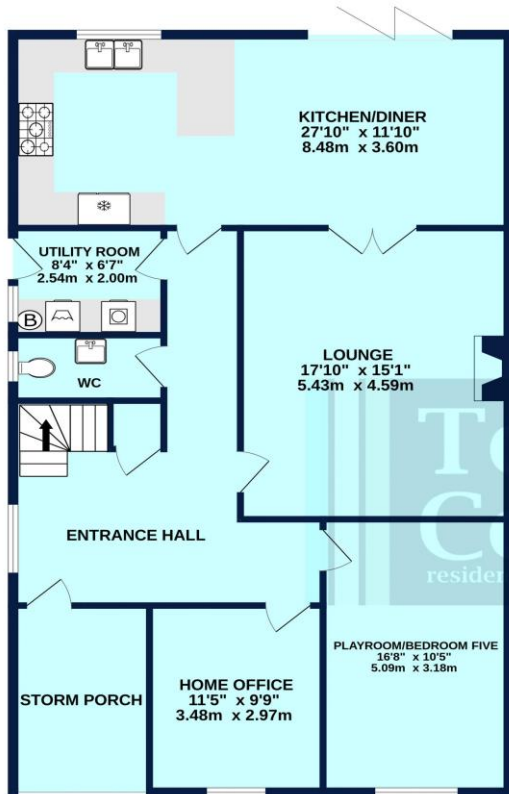




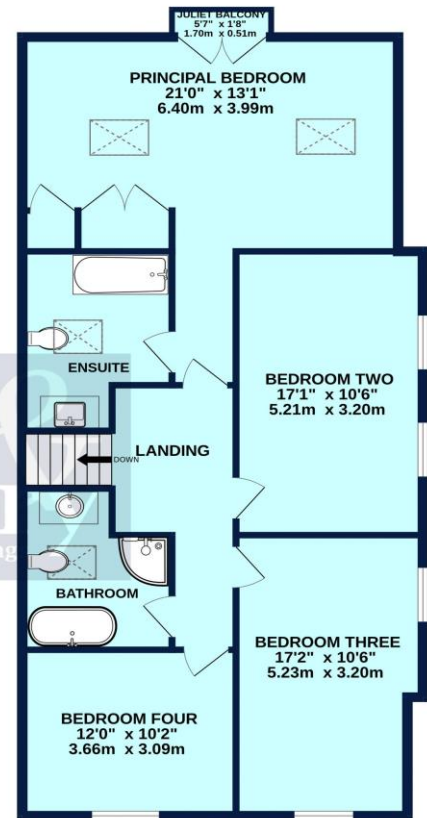




GROUND FLOOR  
1282 sq.ft. (119.1 sq.m.) approx.



1ST FLOOR  
1046 sq.ft. (97.2 sq.m.) approx.



CHURCH ROAD

TOTAL FLOOR AREA : 2328 sq.ft. (216.3 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.

Made with Metropix ©2025



Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's

9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288

[www.townandcountryresidential.co.uk](http://www.townandcountryresidential.co.uk)