



Woodrolfe Farm Lane
Tollesbury CM9 8SX

L | **LEADERS**
Connecting people with property

- FIVE BEDROOMS
- EN- SUITE BATHROOM
- THREE RECEPTION ROOMS
- FARMHOUSE STYLE KITCHEN FAMILY ROOM
- TWO BATHROOMS
- CLOAKROOM
- UTILITY ROOM
- LOOSE BOXES AND OUTBUILDINGS
- KELVEDON MAINLINE RAILWAY WITHIN 10 MILES
- ACCESS TO TOLLESBURY MARINA

A unique opportunity to acquire an impressive countryside family home. This detached five bedroom house, surrounded by its 1.5 acre plot (subject to land survey), features two bathrooms, en-suite bathroom, three reception rooms and a comfortable custom fitted farmhouse style kitchen-family room. With far reaching estuary views and walking access to Tollesbury Marina, the property is within easy reach of all local facilities, including a school and village centre. Outside, a defined paddock area with two loose boxes and out buildings make this property an ideal choice for those with equestrian interests or enthusiasm for general outdoor life.

' A word from the owner'

After a lot of house-hunting, we found our Sanctuary, 'Lanes End', (over 16 years ago), when we were looking for a home in an escapist rural location that would be able to accommodate and adjust to the demands of a young, active family whilst being within reasonable distance of good primary and secondary schools and allowing for daily work commutes to London. Lanes End has been all this and so much more. At one point, we kept three horses in the garden and with the ample parking space available, the children's friends also came over with their trailers and ponies to spend happy days riding out through the village and the bridleways. Our various dogs have also enjoyed miles and miles of fresh sea air walks along the sea wall and woodland footpaths. All of us, plus visiting friends, have made the most of swimming in the local salt pool, the creek and the swimming pool at Tollesbury Marina (three minutes walk from the house); sailing out with Tollesbury Sailing Club; and sitting on the back garden patio, looking over our garden, the salt marsh and the boats on the Blackwater beyond that. Truly idyllic, peaceful surroundings for the children to grow up in and a wonderful counterfoil to the weekly working life in London. We are sad to move on, but we consider ourselves lucky to have lived here.

Entrance Hall

Fired Earth ceramic tiled floor, radiator, further half glazed door leading out to rear garden, stairs rising to the first floor.

Ground floor cloakroom

Multi paned double glazed window to rear, white suite comprising of low level W.C. and wall mounted hand wash basin. Radiator.

Kitchen/Family room

Two multi paned double glazed windows overlooking the rear garden and half glazed stable door to utility room, ceramic tiled floor, custom built bespoke kitchen fitted by a local craftsman. Comprising of oak working surfaces with agreed oak shaker style units, comprising of cupboards, drawers and wall cupboards, granite topped sink unit area with double ceramic sink with mixer tap, built in Rangemaster range style cooker with twin ovens, hot plate and five ring hob, with extractor hood above, further integrated appliances including dishwasher, fridge and freezer. Low voltage lighting to ceiling. The dining area comprises of double glazed window to the front aspect, beautifully finished original herringbone wood block flooring.

Utility Room

Multi paned double glazed window to side aspect, fitted with wood style working surfaces with cupboards beneath, butler style sink, plumbing and space for tumble dryer, washing machine (not tested), wall cupboards, replacement Grant Vortex oil boiler running domestic heating supply and hot water (not tested, ceramic tiled floor, door to rear lobby and further door to outside.

TV Room/Family Room

Window to rear aspect, Amtico flooring, TV point, radiator.

Sitting Room

Dual aspect with multi paned double glazed window to front aspect, french doors to rear, herringbone wood block flooring, brick open fireplace with tiled hearth and painted mantle, two radiators, TV point.



Games Room/Reception Room

Dual aspect with multi paned double glazed window to front aspect and two sets of multi paned double glazed french style doors leading onto rear and side patio areas, inset lighting to ceiling. Under floor heating, (not tested). Stairs rising to first floor landing and bedroom one.

Stairs rising to first floor landing:

Please note that the first floor benefits from underfloor central heating (not tested).

Bedroom One

Dual aspect with multi paned double glazed windows to rear aspect with estuary views, two multi paned double glazed units to side, inset lighting to ceiling, built in eaves storage cupboard.

Bathroom/WC

Fitted with white bathroom suite, comprising of panel enclosed bath with central mono-bloc mixer tap and pull out shower attachment, wall hung wash hand basin with mixer tap, low level close coupled WC, ceramic tiling to half height of walls, ceramic tiled, floor obscure glazed windows to rear and side aspects.

Bedroom Two

Dual aspect room with multi paned sealed unit double glazed windows to front and rear aspects, underfloor heating, doors to both main landing and secondary landing.

Main landing:

Loft access, stairs descending to ground floor to hallway, built in cupboard, doors to:

Bedroom Three

Sealed unit double glazed window to rear aspect.

En-Suite Bathroom

White bathroom suite comprising of tile enclosed bath with fitted mono-bloc mixer tap and built in shower with separate shower head and 'rain water' head with curtain and rail, semi enclosed mono bloc basin with mixer tap, built in cistern enclosed low level WC. Fitted worktop and cupboard, obscure double glazed window to side.

Bedroom Four

Sealed unit double glazed window to rear aspect, radiator, built in double wardrobe cupboard.

Bedroom Five

Double glazed sealed unit window to front aspect. Radiator.

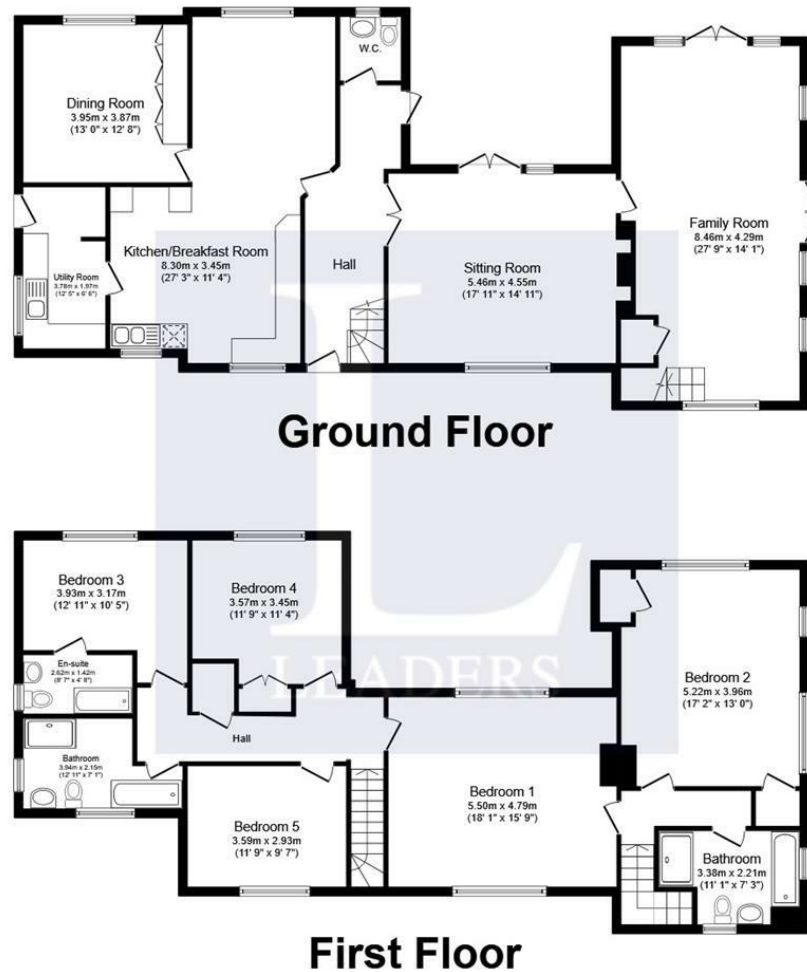
Main Bathroom

White suite with ceramic tiling to floors and walls comprising of tile enclosed bath with central mixer tap and pull out shower attachment, fitted semi enclosed wash hand basin with mixer tap, cistern enclosed low level WC, glazed shower enclosure. Obscure glazed double glazed windows to side and rear, radiator, towel rail.

Sales Disclaimer (KELV)

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Total floor area 255.0 sq. m. (2,745 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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