





FRINTON ROAD, THORPE-LE-SOKEN, ESSEX, CO16 0HS

Price

£695,000

FREEHOLD

- Three Double Bedrooms
- Bespoke Fitted Kitchen & Bathrooms With Country Feel Throughout
- En-Suite To Master Bedroom
- Ground Floor Bedroom & En-Suite Shower Room
- Utility Room
- New Build Warranty
- Rural Location
- No Onward Chain
- Detached Garage & Off Street Parking
- Viewing Advised

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'Pondview Cottage' is a newly built LUXURY, THREE DOUBLE BEDROOM DETACHED residence situated on the edge of Thorpe-le-Soken. The two properties are individually designed homes combining high specification finishes with traditional craftsmanship and timeless style. 'Pondview Cottage' offers over 2,250 sq ft of beautifully presented accommodation, creating a true sense of countryside living while remaining close to village amenities, pubs, excellent road and rail links and the Sunshine Coast. Features include a spacious entrance hall, a 22ft living room with fireplace and bi-fold doors, a stunning open-plan kitchen/dining/family room, utility room, cloakroom, and a ground floor bedroom with en-suite. The first floor offers two generous bedrooms with a Jack and Jill bathroom. Outside, there is a detached garage, ample off street parking, a lawned garden with patio and stunning field views.

Accommodation comprises of approximate room sizes

Stair flight to first floor. Understairs storage area. Built in airing cupboard housing pressurised hot water cylinder and under floor heating controls under with additional storage space. LVT flooring with underfloor heating. Spotlights. Sealed unit double glazed full length windows to front. Door to:-

Cloakroom

Low level w/c. Inset wash hand basin with mixer tap and stone surface adjacent. LVT flooring with underfloor heating. Spotlights. Extractor fan. Obscured sealed unit double glazed window to rear.

Lounge

22' x 13'1"

Brick built fireplace. Spotlights. Sealed unit double glazed window to side. Sealed unit double glazed bay window to front. Sealed unit double glazed bi-folding doors leading onto rear garden with farmland views.

Kitchen/Diner/Family Room

21'10" x 21'8"

Fitted with a range of matching shaker style units. Wooden hard edge worksurfaces. Inset butler sink with wooden drainer. Rangemaster to remain with double extractor hood above. Integrated fridge/freezer and dishwasher. Centre island with seating area, stone worksurface and a range of cupboards and drawers under. Loft access. LVT flooring with underfloor heating. Spotlights. Sealed unit double glazed window to rear with farmland views. Sealed unit double glazed windows to front. Sealed unti double glazed French doors leading onto front patio area. Door to:-

Utility Room

8'4" x 6'7"

Fitted with a range of matching shaker style units. Wooden hard edge worksurface. Inset butler sink with mixer tap and wooden drainer. Washing machine and tumble dryer to remain. Enclosed boiler providing heat and hot water throughout. Stone splashback. LVT flooring with underfloor heating. Spotlights. Extractor fan. Sealed unit double glazed door to side.

Inner Hall

LVT flooring with underfloor heating. Ideal space for storage. Sealed unit double glazed window to side. Door to:-

Ground Floor Bedroom

13'9" x 13'7"

LVT flooring with underfloor heating. Wall lights. Spotlights. Sealed unit double glazed window to side. Sealed unit double glazed French doors leading to rear garden with farmland views. Door to:-

En-Suite

Modern white suite comprises low level w/c. Vanity wash hand basin with mixer tap and shaker style cupboard under. Fitted double length shower cubicle with sliding door and wall mounted shower attachment. Tiled splashback. Tiled flooring with underfloor heating. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.

Landing

Large landing space with ideal study area. Spotlights. Radiator. Sealed unit double glazed Velux window to front. Doors to all rooms. Door to:-

Bedroom One

20'4" x 13'1"

Wall lights. Spotlights. Two radiators. Sealed unit double glazed windows to front and rear offering farmland views. Door to:-

Bedroom Two

20'4" x 13'1"

Jack & Jill En-Suite

Modern suite comprises two low level w/c's. Two wash hand basins with mixer taps. Bath with floor mounted mixer tap and separate shower hose attachment. Tiled flooring. Extractor fan. Two heated towel rails. Spotlights with sensors. Sealed unit double glazed Velux windows to rear with farmland views.

Outside - Rear

South facing with uninterrupted farmland views. Part paved patio areas . Remainder laid to lawn. Raised sleeper beds stocked with lavenders and additional shrubs. Access to front via side gate. Outside sockets. Outside lights. Enclosed by panelled fencing.

Outside - Front

Block paved driveway providing off ample street parking leading to garage with electric roller door. Storm porch leading to entrance door. Remainder laid to bark. Private access door to garage which has power and light connected and a pitch roof ideal for storage.











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Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council
Council Tax Band: C
Payable 2026/2027 £2059.18 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains Drainage
(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

Non Standard Property Features To Note: N/A

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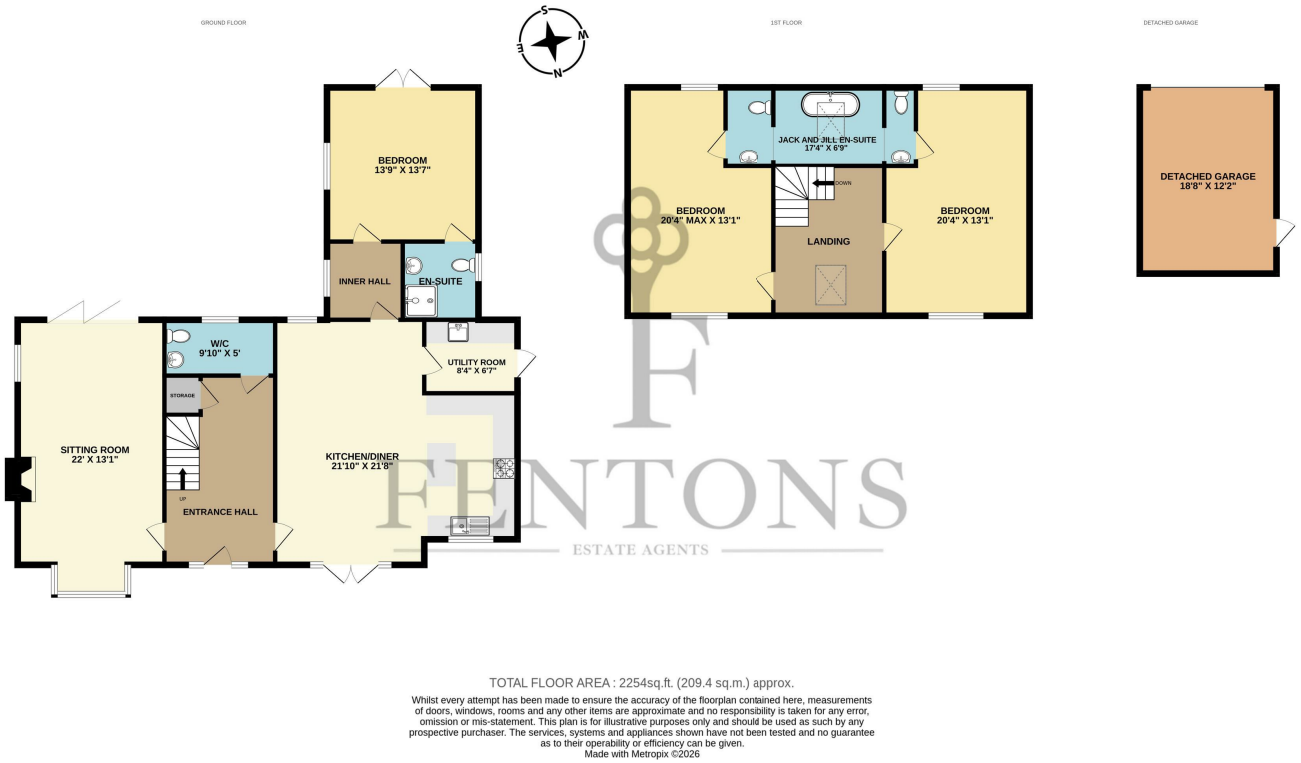
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REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website

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TOTAL FLOOR AREA : 2254sq.ft. (209.4 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.
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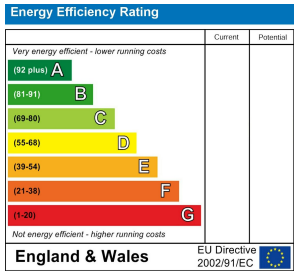
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