



The Green, Tendring, CO16 0BT
£750,000 Freehold

Welcome to Pond Farm House

Tucked away in tranquil countryside, Pond Farm House is set within nearly an acre of secure, private grounds. This striking family home balances contemporary living and character property.

The heart of the home features a Bespoke handcrafted kitchen, with premium finishes and meticulous attention to detail. The seamless transition to the outdoors reveals an expansive entertaining area, complete with a fully equipped outdoor kitchen. A versatile collection of fully-serviced outbuildings totals approximately 1,600 Sq Ft, which offers limitless potential for a home business, creative studio, or leisure spaces.

Property Overview

Premium Interior Finishes: Features an oak-framed entrance porch, a Bespoke integrated media unit in the sitting room, elegant column radiators, and sophisticated wall panelling.
Handcrafted Kitchen: Equipped with premium stone worktops, a Smeg induction hob, and an integrated wine cooler.

Luxurious Bathrooms: The first-floor family bathroom pairs classic tradition with modern luxury, with high-end Lusso Stone sanitaryware and a freestanding Albion bathtub.

Future Potential: Benefitting from previously granted planning permission for a structural extension, offering an ideal opportunity to customise the layout.

Grounds & Sustainability Eco-Friendly Systems: Fully integrated solar panels and dedicated battery storage ensure sustainable, energy-efficient utility management.

Secure Acre Plot: The property sits centrally within its plot behind secure gates, beautifully framed by a natural pond and established mature trees.

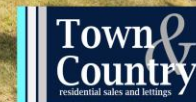
Outdoor Entertaining: Includes a wrap-around patio, an extensive decking area, a dedicated outdoor kitchen, an external WC, and a separate plant room.

Fully-Serviced Outbuildings Insulated Log Cabin: A fully insulated retreat equipped with mains power, high-speed internet, a traditional log burner and a diesel heater.

Large Barn: A generous 40ft agricultural barn with both power and water connections.

Timber Studio: A bright, detached space, currently utilized as a children's playroom, with electricity.

Brick-Built Garage: A secure, solid brick structure with full power connectivity.



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GROUND FLOOR

BESPOKE ENTRANCE PORCH

ENTRANCE HALL

LIVING ROOM

12' 5" x 12' 3" (3.78m x 3.73m)

RECEPTION ROOM

12' 3" x 10' 11" (3.73m x 3.32m)

KITCHEN/DINING ROOM

22' 0" x 14' 1" (6.70m x 4.29m)

FIRST FLOOR

FIRST FLOOR LANDING

PRINCIPAL BEDROOM

14' 1" x 12' 9" (4.29m x 3.88m)

EN-SUITE SHOWER ROOM

WALK-IN WARDROBE

BEDROOM TWO

12' 9" x 12' 3" (3.88m x 3.73m)

BEDROOM THREE

12' 3" x 10' 11" (3.73m x 3.32m)

FAMILY BATHROOM

11' 9" x 5' 3" (3.58m x 1.60m)

EXTERIOR

OUTBUILDINGS

GARAGE & STORE

BARN

40' 2" x 23' 11" (12.23m x 7.28m)

OFFICE

18' 4" x 18' 4" (5.58m x 5.58m)

STUDIO

16' 11" x 8' 3" (5.15m x 2.51m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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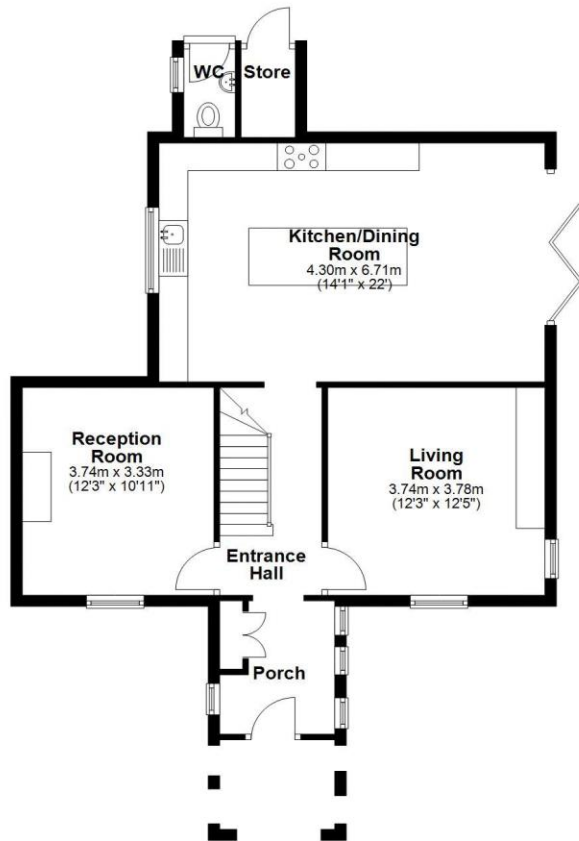


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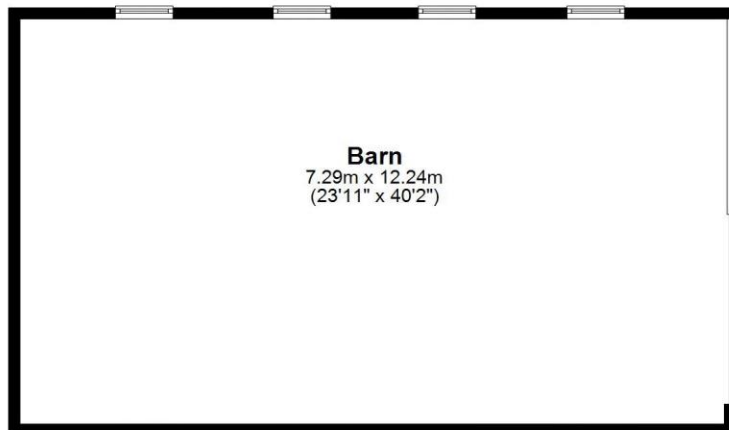
Ground Floor

Approx. 75.9 sq. metres (816.5 sq. feet)



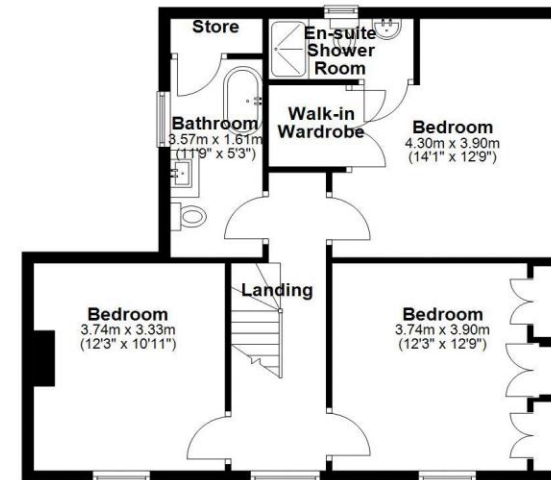
Outbuilding

Approx. 89.2 sq. metres (960.3 sq. feet)



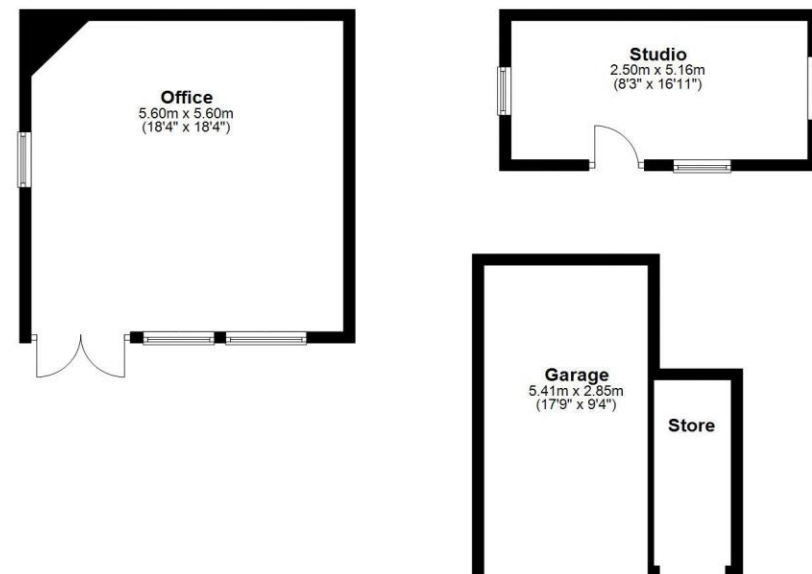
First Floor

Approx. 63.5 sq. metres (683.2 sq. feet)



Outbuildings

Approx. 64.5 sq. metres (694.8 sq. feet)



Total area: approx. 293.1 sq. metres (3154.8 sq. feet)

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