



Station Road, Wrabness
Guide Price £300,000 - £325,000

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Nestled in the heart of Wrabness, this delightful three-bedroom station cottage exudes both charm and character, presenting an exceptional opportunity for first-time buyers, downsizers, or anyone seeking a serene village lifestyle.

Recently revitalised with meticulous care, the residence boasts a warm and inviting living room, complete with a classic open fireplace and an elegant bay window, setting the scene for cosy evenings and relaxed entertaining. The dining room, enriched with another fireplace and an exposed brick wall, offers a convivial space for family meals, while the hand-built oak kitchen, with its robust solid oak worktops, is a testament to the quality of the refurbishments throughout this enchanting home.

Upstairs, two well-appointed bedrooms ensure restful slumber, with the main bedroom benefiting from convenient built-in storage. A gleaming shower room complements the sleeping quarters, ensuring modern comforts align with the home's period charm.

Further versatility is found in the clever loft conversion on the second floor, an ideal space for a study, hobby room, or additional guest bedroom, depending on your needs.

Outside, a covered area to the side provides a sheltered space, leading to a beautifully landscaped rear garden with a patio area and pergola, perfect for alfresco dining amidst the tranquil lawn and flourishing gardens. Practicality is also considered, with a private driveway at the front ensuring off-street parking is never a concern.





- SEMI DETACHED COTTAGE
- OFF-ROAD PARKING
- ENCLOSED REAR GARDEN
- TWO RECEPTION ROOMS
- HAND BUILT KITCHEN
- STUNNING FIRST FLOOR SHOWER ROOM
- SOUGHT AFTER LOCATION
- GUIDE PRICE £300,000 - £325,000
- EV CHARGING POINT
- DOUBLE GLAZED WINDOWS AND DOORS REPLACED THROUGHOUT IN 2021

LOCATION:

Wrabness is a small sought-after semi-rural village, near Manningtree, Essex. The village is located six miles east of Manningtree and six miles west of Harwich close to the North Essex coastline and benefits from All Saints Church, a village hall, railway station, nature reserve, community shop open seven days a week offering fresh produce, groceries and a licenced bar open three evenings a week.

Wrabness is a great location for ramblers be it the many rural walks right on your doorstep or exploring the shores of the peninsula or Wrabness wood. A local GP surgery plus additional Health Centres are located within four miles, whilst the Dovercourt Bay Lifestyles Leisure Centre is less than six miles away. Here you will find a range of wellness and fitness classes for all ages and abilities and also has a 25 metre indoor swimming pool.

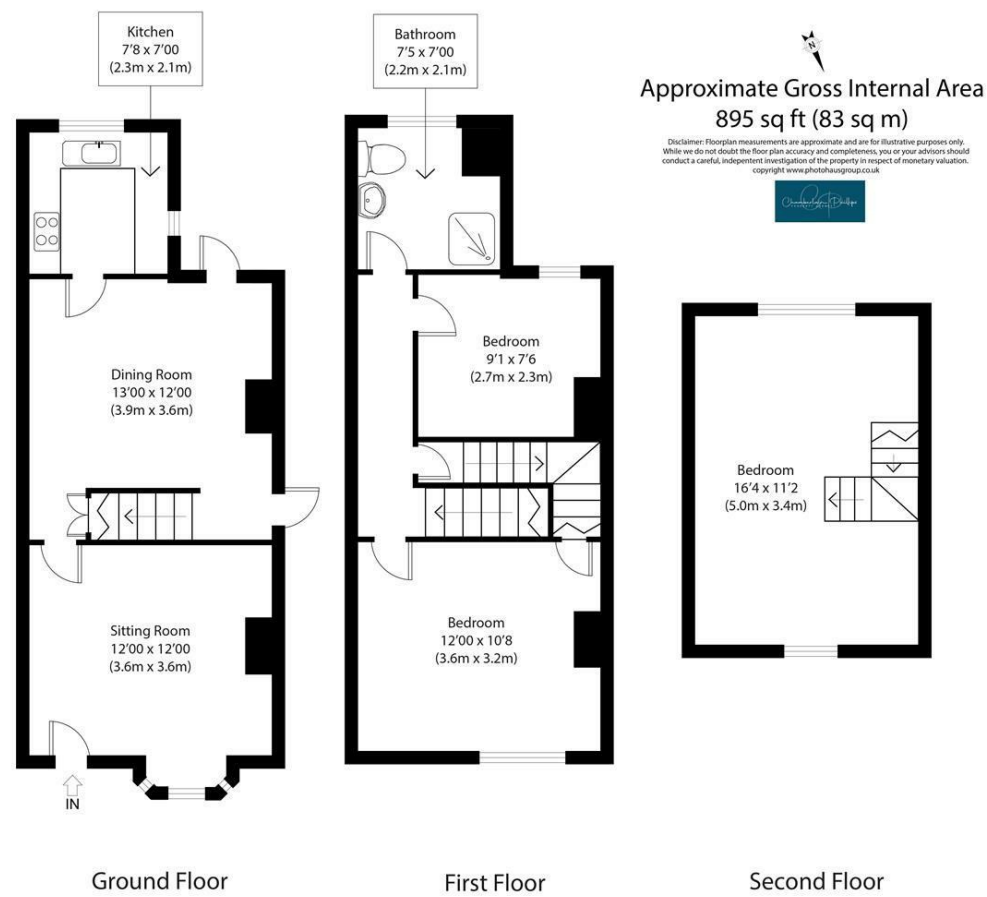
There are two 'Good' Ofsted primary schools under three miles away. Manningtree High School and Harwich and Dovercourt High School are the nearest secondary schools and the University of Essex is a half-hour drive. It also affords excellent access to the A120 and Wrabness's railway station which provides trains to Harwich, Manningtree, Colchester and beyond.

Agents Notes:

Tenure - Freehold
Council tax - Band C
Services - Mains electric/mains drainage/Mains water
Heating - Radiators via Oil Boiler
Mobile Availability - EE - 83% / Vodafone - 83% / Three - 81% / o2 - 80%
Broadband Availability - Ultrafast is available



Floor Plan



Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

