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Sheen's
The *Action* Agents

Aspen Way
Little Oakley, CO12 5NW

Situated in the village of Little Oakley, this substantial FIVE BEDROOM DETACHED FAMILY HOME offers an impressive amount of space and versatility, making it particularly well suited to larger families, those looking to accommodate different generations under one roof, or anyone requiring dedicated space to work from home. There is a useful outbuilding which is currently enjoyed by the sellers as a social and bar area, creating a fantastic additional space for entertaining family and a double garage provides further practical space for parking and storage.

The setting is another important part of the property's appeal, with the rear of the property backing onto fields and providing a pleasant countryside outlook. The sellers have particularly enjoyed the peaceful surroundings, birdsong and friendly sense of community during their time here.

Little Oakley is conveniently positioned for access to Harwich and Manningtree, as well as the surrounding coastal towns of Clacton-on-Sea, Frinton-on-Sea and Walton-on-the-Naze, with Colchester also within reach, while a well-regarded gastro pub can also be found within walking distance. Harwich train station is located approx. a 12 minute drive away with Manningtree's station approx. 20 minutes away.

With five bedrooms, versatile living accommodation, an additional social space, double garage and a position backing onto fields, this is a home offering considerably more than simply somewhere to live, with the flexibility to adapt to a variety of lifestyles and family needs.

- Five Bedrooms
- 21'10 Lounge
- 26'8 Open Plan Kitchen & Sitting Room
- 25'7 Master Bedroom
- Jack & Jill Ensuite
- Double Glazed
- Garden with Summerhouse/Bar
- Double Garage and Parking
- Council Tax Band E
- EPC Rating C

Price £579,000 Freehold

Accommodation comprises -

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

Entrance Porch

Double glazed window to front. Composite glazed door to;

Entrance Hall

Returning staircase to first floor. Radiator. Doors to;

Lounge

21'10 x 11'10

Double glazed window front. Two Radiators. Double glazed doors leading to garden.

Dining Room

12'4 x 10'10

Doubled glazed window to rear. Radiator.

Study

9' x 9'

Double glazed window to front. Radiator.

WC

Comprises low level WC. Wall mounted hand wash basin. Part tiled walls. Tiled flooring.

Open Planned Kitchen & Sitting Room

27'8 max 18'm red to 11'10

Kitchen area 18' m x 10' : Laminated work surfaces with inset sink, worktop incorporated drainer grooves. Inset five ring induction hob. Built in waist height double oven. Integrated washing machine and dishwasher. All appliances not tested. Plumbing and space for American style fridge freezer. Breakfast bar peninsular providing additional dining space or food preparation area. Selection of matching white high gloss units at eye and floor level. Double glazed window looking into the garden.

Sitting Room Area 16'8 x 11'10: Double glazed window and doors looking and leading out to the garden. Log burner located to one corner providing a cosy vocal point in the winter months. Door leading to:

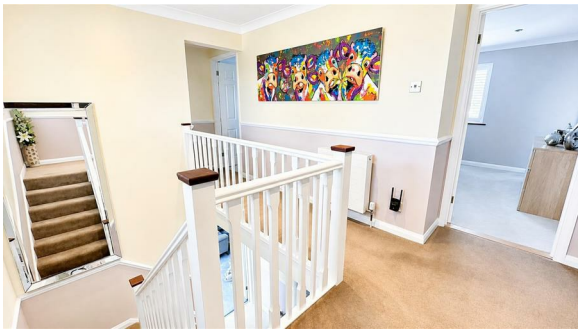
Internal Lobby

Private stairs leading to Master Bedroom. Further door leading to Double Garage.

First Floor

Landing

Double glazed windows to front with fitted shutters. Radiator.



Master Bedroom

25'7 m x 16'8

Accessed via private staircase from the ground floor or the 'Jack & Jill' En-suite Shower Room. Three Radiators. Double glazed windows to front with fitted shutters. Two further double glazed windows to rear with fitted shutters providing field views. Staircase to ground floor. Door to En-suite.

Bedroom Two

12'8m x 12'5

Double glazed window to rear with fitted shutters offering field views. Radiator.

Jack & Jill En-Suite

Suite comprises of low level WC. Corner vanity sink unit with cupboard under. Independent shower cubicle with wall mounted shower. Radiator. Double glazed window to rear.

Bedroom Three

12'8 x 11'10

Double glazed window to rear with fitted shutters offering field views. Radiator.

Bedroom Four

10'3 plus bay x 9'

Double glazed window to front with fitted shutters. Radiator.

Bedroom Five

11'10 max x 9' max

Double glazed window to front with fitted shutters. Radiator.

Bathroom

White suite comprises of low level WC. Vanity hand wash basin with cupboards under. Panelled bath with shower attachment. Independent shower cubicle. Part tiled walls. Airing cupboard house hot water cylinder (not tested).

Outside Rear

The property enjoys a generously proportioned rear garden which provides a variety of areas for relaxing and entertaining. An extensive paved patio leads onto the main garden, with established shrubs, plants and mature trees providing an attractive backdrop. A substantial timber pergola currently houses a hot tub. . Further decking offers ample room for outdoor furniture and entertaining, while the garden itself backs onto open fields, helping to create a pleasant outlook and sense of space. Multiple log storage areas. Storage shed. Access to the front of the property via both sides.

Outbuilding/Bar

23'5 x 9'7

Currently arranged as an impressive social and bar area, complete with its own decked terrace and providing a particularly versatile additional space

Outside Front

The property is approached via a block paved driveway providing off-road parking for several vehicles and access to the double garage. The remainder of the front garden is attractively established with a variety of mature trees, shrubs and hedging, creating a pleasant setting for the property.

Double Garage

Storage cupboard housing wall mounted gas boiler (not tested). Double glazed door to side. Two up and over garage doors to front. Power and light connected.

Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band; E Payable 2026/2027 £2766.13 Per Annum

Any Additional Property Charges:

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

Non-Standard Property Features To Note:

Agents Note - Restrictive Covenants on Title

Please note we believe there are restrictive covenants on the title of the property. These should always be looked at by your legal representative who can advise you further.

LE 0926

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

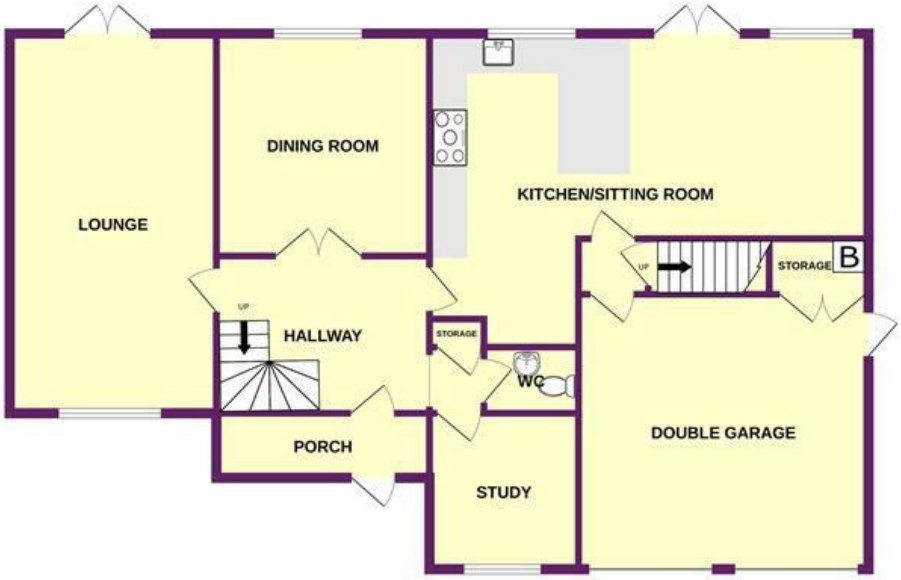
Particular Disclaimer -

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details -

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

GROUND FLOOR



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1ST FLOOR

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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Selling properties... not promises

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