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Oakley House, Wolves Hall Lane

Tendring, CO16 0DG

Price £750,000 Freehold

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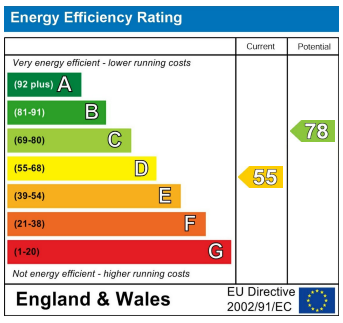
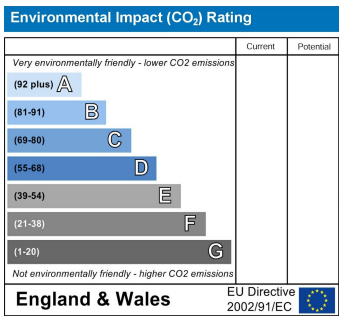
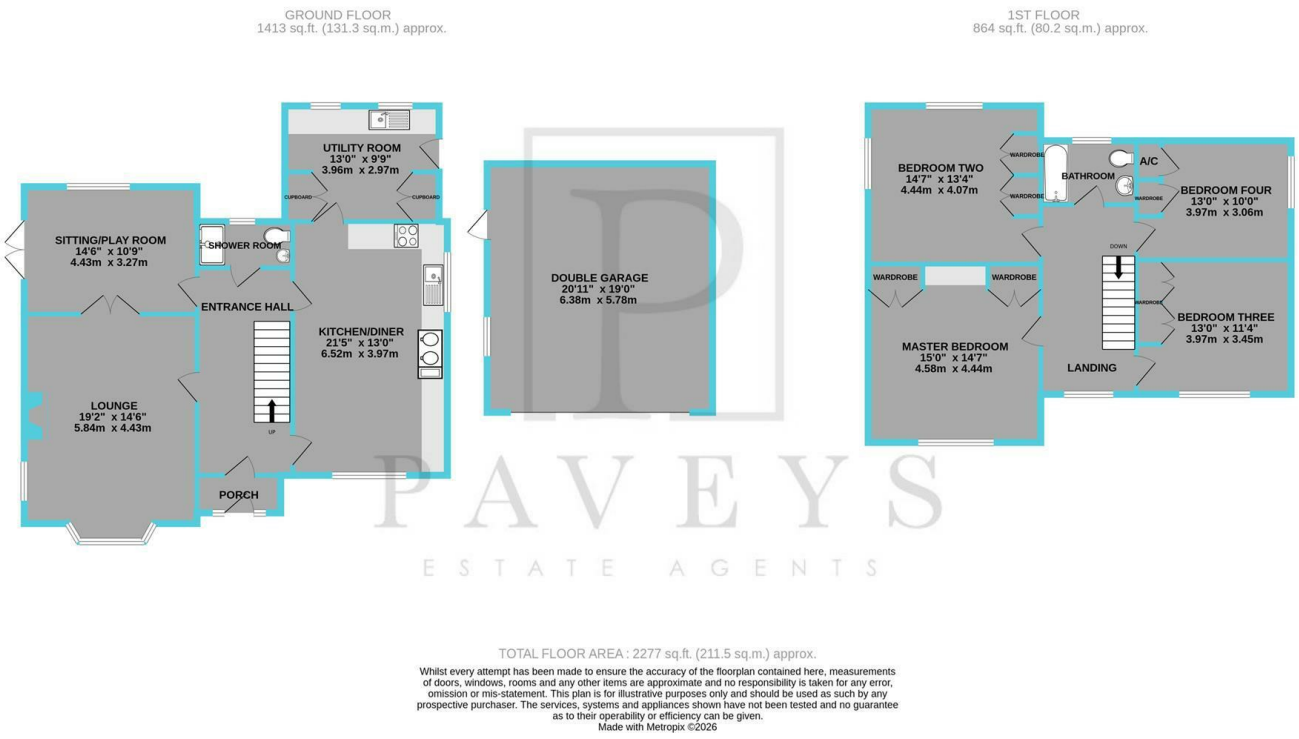
PAVEYS
ESTATE AGENTS

NO ONWARD CHAIN! "OAKLEY HOUSE" is a SPACIOUS DETACHED PROPERTY surrounded by beautiful open countryside in the pretty, rural village of Tendring. The property sits on a generous plot of established gardens with a gated, gravel driveway, ample off road parking and detached double garage. Key features include a formal lounge with doors to the sitting room/play room, 21 ft kitchen diner with attached utility room and ground floor shower room. On the first floor there are four well appointed bedrooms, all with storage, and family bathroom. The picturesque village of Tendring is located on the outskirts of Thorpe-le-Soken and has its own primary school, village hall, church and popular Bicycle Bar & Restaurant. A viewing is highly recommended in order to appreciate everything that Oakley House has to offer including its stunning location. Call Paveys to arrange your appointment.







TOTAL FLOOR AREA : 2277 sq.ft. (211.5 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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PORCH
Hardwood entrance door and double glazed windows to front aspect, glazed internal door to Entrance Hall.

ENTRANCE HALL
Fitted carpet, coved ceiling, stair flight to First Floor, radiator.

CLOAKROOM/SHOWER ROOM
White suite comprising low level WC, wash hand basin and tiled shower. Double glazed window to rear, non slip flooring, fully tiled walls, shaver point, heated towel rail.

LOUNGE 19'2 x 14'6 (5.84m x 4.42m)
Double glazed bay window to front, double glazed window to side, wooden double doors to Sitting Room/Playroom, coved ceiling, fitted carpet, gas fire with stone surround and hearth, TV point, radiator.

SITTING ROOM/PLAY ROOM 14'6 x 10'9 (4.42m x 3.28m)
Double glazed patio doors to the rear garden, double glazed window to rear, fitted carpet, coved ceiling, spot lights, wooden double doors to Lounge, radiator.

KITCHEN DINER 21'5 x 13' (6.53m x 3.96m)
Extensive range of over and under counter units, matching glass display cabinets, work tops, inset sink and drainer with mixer tap. Double oven with extractor over, feature Aga with tiled splash back, integrated dishwasher, space for fridge freezer. Double glazed window to front with countryside views, wood flooring, tiled splash backs, coved ceiling with spot lights, door to Utility Room, radiator.

UTILITY ROOM 13' x 9'9 (3.96m x 2.97m)
Range of fitted under counter units with work top over, inset stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine, space for tumble dryer, space for wine fridge, floor standing Potterton boiler (not tested by Agent). Double glazed windows to rear, double glazed door to side, two built in storage cupboard with double doors, wood flooring, part tiled walls.

FIRST FLOOR

FIRST FLOOR LANDING
Double glazed window to front with reaching countryside views, fitted carpet, coved ceiling, loft access, radiator.

MASTER BEDROOM 15' x 14'7 (4.57m x 4.45m)
Double glazed windows to front with far reaching countryside views, fitted carpet, coved ceiling, built in wardrobes and matching dressing table, radiator.

BEDROOM TWO 14'7 x 13'4 (4.45m x 4.06m)
Double glazed windows to rear and side aspects with far reaching countryside views, fitted carpet, coved ceiling, built in wardrobe and vanity wash hand basin, radiator.

BEDROOM THREE 13' x 11'4 (3.96m x 3.45m)

BEDROOM FOUR 13' x 10' (3.96m x 3.05m)
Double glazed window to side, fitted carpet, coved ceiling, built in wardrobe, built in airing cupboard, radiator.

BATHROOM
Beige suite comprising low level WC, vanity wash hand basin with cupboards beneath and bath. Double glazed window to rear, vinyl flooring, fully tiled walls, heated towel rail.

THE GROUNDS & GARDEN

DOUBLE GARAGE 20'11 x 19'0 (6.38m x 5.79m)
Up and over door, pitched and tiled roof, double glazed door and window to side, power and light connected (not tested by Agent).

IMPORTANT INFORMATION
Council Tax Band: E
Tenure: Freehold
Energy Performance Certificate (EPC) rating: D
The property is connected to electric, Calor gas, mains water and private sewerage (septic tank).

DISCLAIMER
These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

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Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of our publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

REFERRAL FEES
Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.