



Kirby Road | Walton-on-the-Naze | CO14 8RL

FINE & COUNTRY









# STEP INSIDE

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## OVERVIEW

An exceptional six bedroom detached home offering expansive, flexible living across three floors, with a barn, double garage and heated pool, all set against stunning Walton Backwaters views and open farmland, just moments from the town centre and seafront, and offered with no onward chain.

## STEP INSIDE

This architecturally designed home unfolds with an immediate sense of space, introduced via a welcoming front hall leading through to a central inner hall and an impressive L-shaped lounge. Rich in character, the lounge features a striking inglenook fireplace and exposed beams, with doors opening into a light-filled conservatory enjoying uninterrupted views across the garden and towards the backwaters.

The kitchen is well-appointed with ample work surfaces, integrated appliances and a peninsula unit, complemented by a substantial utility room and an additional utility area, ensuring practicality for a busy household. A formal dining room sits to the front, offering a more traditional setting for entertaining.

The ground floor also includes a cloakroom, a wet room, and a generously proportioned bedroom with its own en suite cloakroom, alongside a further room currently used as an office. A secondary entrance via the rear hall enhances flexibility of access.

The first floor presents a galleried landing with lift access and five bedrooms. The principal bedroom benefits from an en suite bathroom, while the remaining bedrooms are served by a well-appointed family bathroom. Built-in furniture features in several rooms, offering excellent storage and a cohesive finish.

On the second floor, a substantial open-plan sitting room or bedroom enjoys panoramic elevated views across the Walton Backwaters, creating a remarkable retreat within the home. Two further bedrooms and additional storage areas complete this level.



# STEP OUTSIDE

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## STEP OUTSIDE

The property is approached via a generous block-paved carriage driveway, framed by low walls and planting, and offering extensive parking. This leads to a substantial barn incorporating a double garage with roller door.

The rear garden is designed for both leisure and entertaining, with paved terraces, lawned areas and a dedicated barbecue space. A heated in-ground swimming pool sits to the rear of the barn, with adjacent changing and shower facilities.

The barn itself is a significant asset, offering a mezzanine storage level and potential for conversion into an annexe, studio or workspace, subject to planning.

## LOCATION

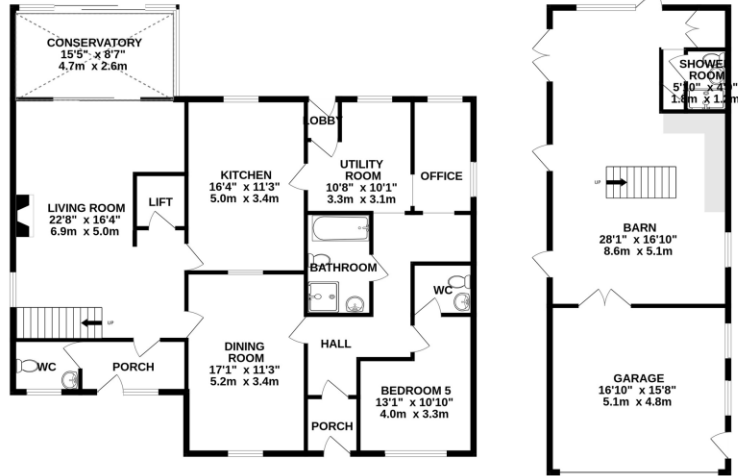
Set along the charming coastline of Walton-on-the-Naze, this area offers a relaxed seaside way of life, where sandy beaches, striking cliffs and the historic Naze headland create a setting to enjoy all year round. Whether it is a morning walk along the shore or time spent exploring the nearby nature reserve and coastal paths, there is plenty to enjoy right on the doorstep.

The town itself has a friendly, traditional feel, with a good mix of independent shops, cafés, supermarkets and everyday essentials, along with the well-loved seafront and pier adding to its appeal. For a wider choice of shopping, dining and leisure options, the neighbouring towns of Frinton-on-Sea and Clacton-on-Sea are close by, while Colchester offers a more extensive range of facilities.

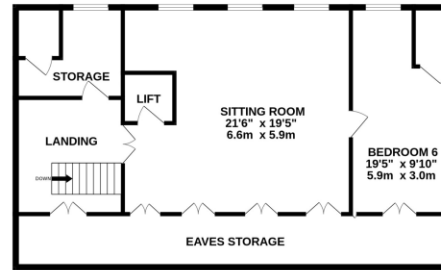
Getting around is straightforward, with Walton-on-the-Naze station providing regular services to Colchester and onward connections into London Liverpool Street. Manningtree station is also within easy reach, offering faster direct trains into London in around 50 minutes, and the A120 provides convenient road links across Essex.

Families are well catered for, with a range of local schools including Walton-on-the-Naze Primary School and Tendring Technology College, as well as other well-regarded options in the surrounding area. For those considering private or selective education, Colchester offers a number of highly sought-after choices.

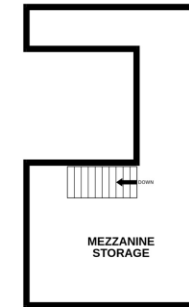
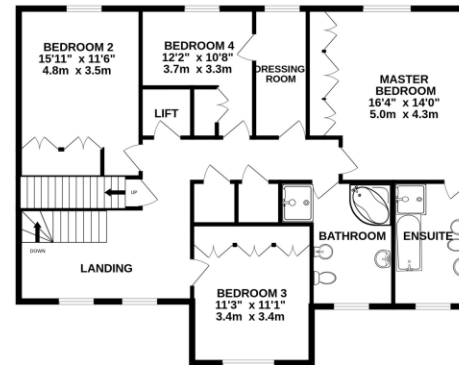
GROUND FLOOR  
2214 sq.ft. (205.7 sq.m.) approx.



2ND FLOOR  
1013 sq.ft. (94.1 sq.m.) approx.



1ST FLOOR  
1613 sq.ft. (149.9 sq.m.) approx.



TOTAL FLOOR AREA : 4840 sq.ft. (449.6 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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