Chamberlain Phillips
PROPERTY AGENTS

# Harwich Road, Great Oakley

## £750,000

## *Property Overview:*

*Nestled within an idyllic village, this exquisite detached residence presents an unparalleled opportunity for families and equestrian enthusiasts alike, aspiring to embrace the quintessence of country living. Occupying a substantial plot of 1.71 acres, this home boasts breathtaking views over the rolling countryside, offering an enchanting retreat from the hustle and bustle of city life.*

*Comprehensively refurbished and well maintained, the interior spaces of this home radiate a warm, inviting atmosphere, with a generous layout designed for both comfort and practicality. It features an expansive sitting/dining area that serves as the heart of the house, providing a perfect backdrop for both lively family gatherings and serene relaxation.*

*The kitchen/breakfast room is a chef's delight, brimming with contemporary conveniences, including integrated appliances, granite countertops, and a sleek engineered oak floor. Meanwhile, the property's four well-appointed bedrooms (two with en-suites) and an additional family bathroom exemplify restful sanctuaries for each family member.*

*For those with a penchant for the outdoors, the property's impressive equestrian and smallholding credentials are evident in the multiple paddocks and sturdy outbuildings. A heated outdoor swimming pool, complete with its own pool house, adds a touch of luxury, ensuring leisure and entertainment are just a few steps from your door.*

*Further enhancing this remarkable home are the pragmatic inclusions of oil heating with a recently updated boiler, mains drainage, and a block-paved driveway, providing ample parking alongside a double and single garage. With the allure of two timber lodge garden buildings, this property isn't just a home; it's a lifestyle awaiting the discerning buyer who seeks rural bliss without compromising on*

***Property Setting:***

*Great Oakley is an attractive and well-regarded village positioned on the Tendring Peninsula, surrounded by open countryside and within easy reach of the Essex coastline. The village offers a peaceful semi-rural setting, with a strong sense of community and a traditional village feel, while still providing convenient access to nearby towns and everyday amenities.*

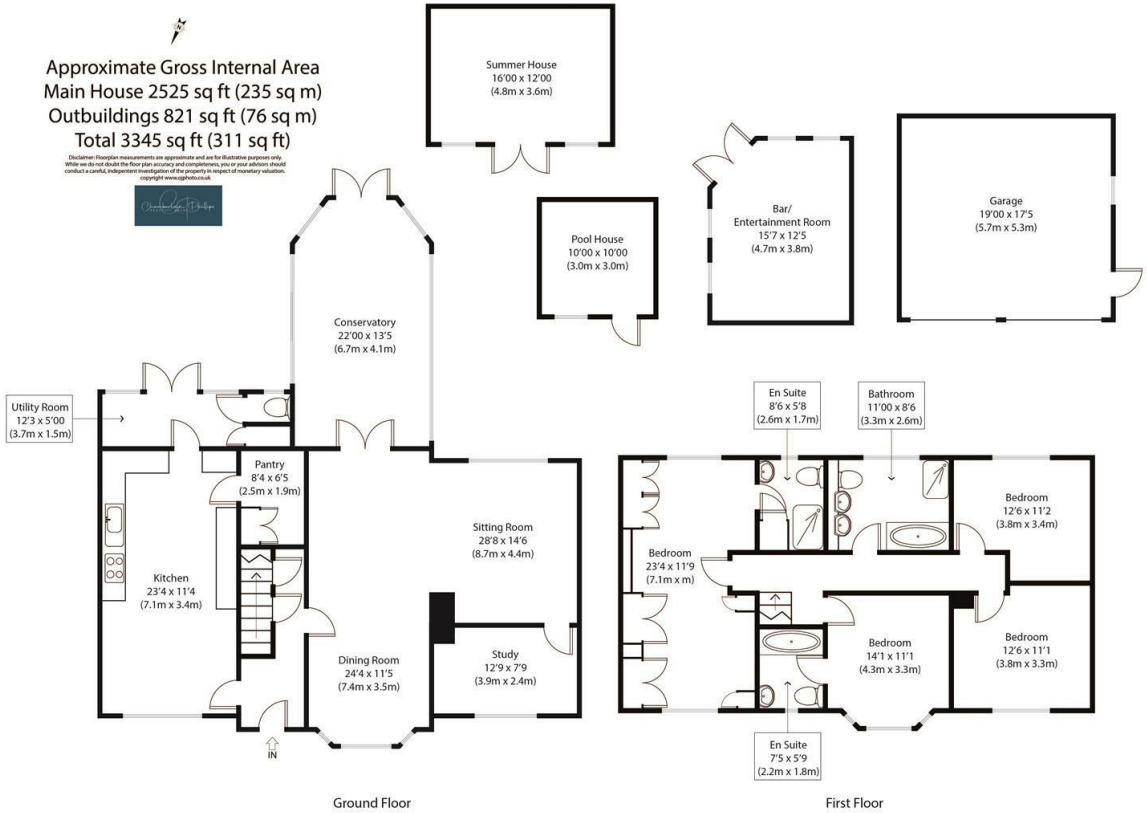
*Local facilities include a village primary school, public house, village hall, church and recreation areas, with further shopping, schooling, leisure and healthcare facilities available in nearby Dovercourt, Harwich, Manningtree and Colchester. The surrounding countryside provides excellent opportunities for walking, cycling and enjoying the outdoors, while the nearby Stour Estuary and coastal areas offer sailing, nature reserves, beaches and scenic waterside walks.*

*For commuters, Great Oakley is well placed for access to the A120 and A12, providing road links towards Colchester, Chelmsford, Ipswich and London. Rail services are available from nearby Dovercourt, Harwich International, Manningtree and Colchester, with Manningtree offering direct mainline services to London Liverpool Street.*

*Combining village charm, countryside surroundings and accessibility to both the coast and major transport routes, Great Oakley is a desirable location for those seeking a quieter pace of life without feeling disconnected.*

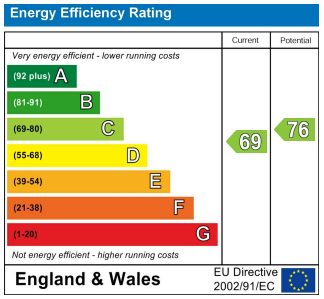
*Important Information:*
*Tenure - Freehold*
*Council Tax Band - E*
*Services - Mains Electric, Mains Water & Drainage*
*Heating - Radiators via oil boiler*
*Mobile Coverage Indoor: O2 - Likely / EE & Vodafone - Limited / Three - None*
*Broadband: Superfast broadband is available at this address*
*Solar panels - The solar panels are owned and provide electricity and independently hot water as well as a FIT which is currently circa £900 PA.*
** Some images have been digitally staged to give a better visual of the rooms.*

## Floor Plan




## Area Map

## Energy Efficiency Graph




## 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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