Chamberlain Phillips
PROPERTY AGENTS

# Fredricks Close, Wix

## £500,000

## Fredricks Close

Welcome to this impressive detached residence, perfect for families seeking both space and tranquillity. Set on a generous plot of approximately a quarter of an acre (subject to survey), this versatile home enjoys wonderful views across open farmland, providing a peaceful backdrop for daily life.

Step inside to a spacious entrance hallway, setting the tone for the well-proportioned living spaces throughout. The large dual-aspect living room is flooded with natural light and features sliding doors opening onto the expansive rear garden—ideal for entertaining or simply relaxing with family while soaking in the countryside outlook.

The modern kitchen diner comes complete with integrated appliances and ample storage, complemented by a separate utility room for convenience. A downstairs WC and a dedicated study offer flexible living, making home working or studying a breeze.

Upstairs, four generously-sized bedrooms await, with the main bedroom boasting a luxurious en-suite with both a free-standing bath and a separate shower, as well as a walk-in wardrobe. The family bathroom serves the remaining bedrooms, offering both bath and shower facilities. Bedroom four leads to a cleverly converted loft, providing an additional bedroom or adaptable study space—perfect for growing families or visiting guests.

Outside, the enclosed rear garden offers a substantial lawn and uninterrupted rural views, perfect for children to play or summer gatherings. The property further benefits from a double garage and ample driveway parking to the front, ensuring practicality as well as comfort. This superb home truly delivers the best of family living in a desirable village setting.

- FOUR/FIVE BEDROOM DETACHED HOME
- THREE RECEPTION ROOMS
- GENEROUS PLOT APPROACHING 0.25 ACRE (STS)
- DOUBLE GARAGE AND DRIVEWAY PARKING
- LOFT CONVERSION
- FIELD VIEWS TO THE REAR
- VIEWING ADVISED
- OVER 2000 SQFT OF ACCOMODATION

Location:
Nestled in the gently rolling countryside of northeast Essex, the village of Wix is a peaceful and picturesque spot that offers a delightful blend of rural charm and historical character. Situated between the towns of Harwich and Manningtree, Wix is part of the Tendring district and boasts a close-knit community with a deep-rooted sense of place as well as offering easy access to local mainline stations within 5 miles linking to London within 55 minutes.

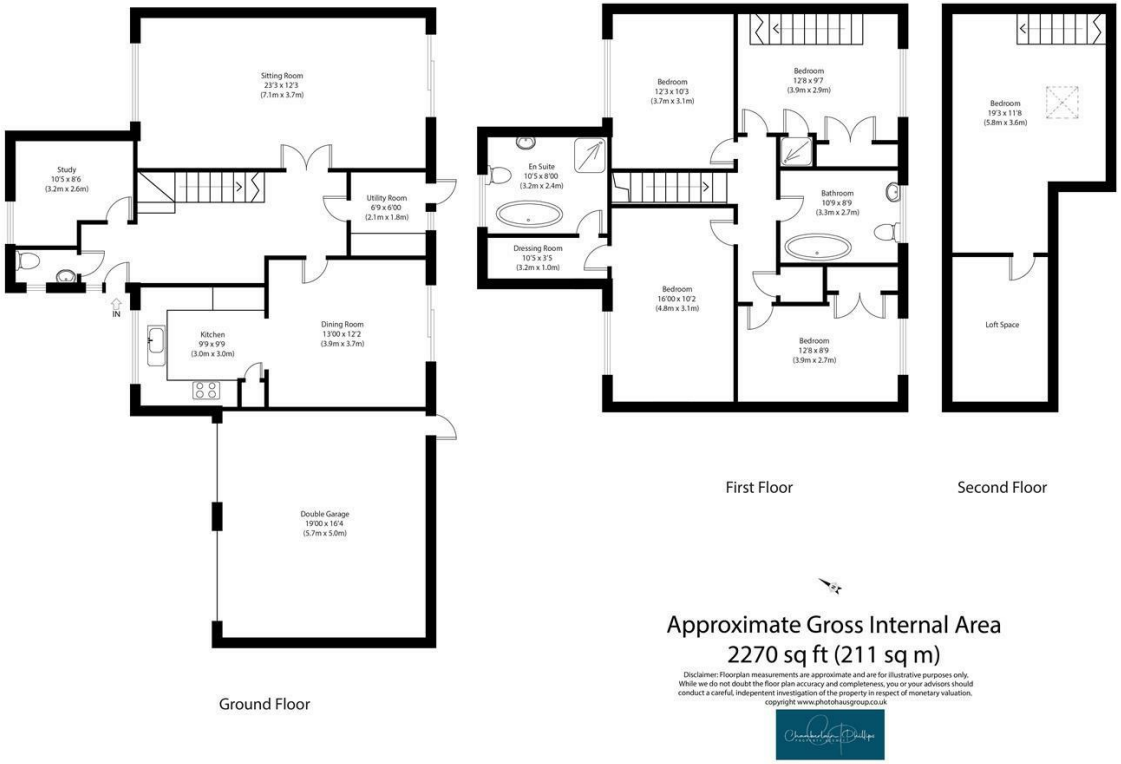
The village's name, believed to be derived from the Old English word wic, meaning a farm or settlement, hints at its long history. Evidence of habitation in the area dates back centuries, and this heritage is reflected in the architecture and layout of the village. At its heart stands the 12th-century Church of St Mary, a Grade II* listed building with a distinctive round tower – a relatively rare feature in English churches.

Wix retains a strong rural character, with surrounding farmland and open spaces contributing to its tranquil atmosphere. It's an ideal setting for walkers and nature enthusiasts, with several footpaths and bridleways crisscrossing the countryside.

Despite its small size, the village has a welcoming community spirit. It offers amenities such as a local primary school, a village hall that hosts various events and clubs, and the popular pub, The Waggon at Wix, which serves as a social hub for residents and visitors alike.

Agents Notes:
Tenure - Freehold
Council tax - Band E
Services – Mains Electric/Mains water & Drainage
Heating - Oil fired boiler
Mobile - EE - 82% / Vodaphone - 67% / Three - 68% / O2 - 65% (source Ofcom)
Broadband - Ultrafast is available

## Floor Plan




Approximate Gross Internal Area
2270 sq ft (211 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
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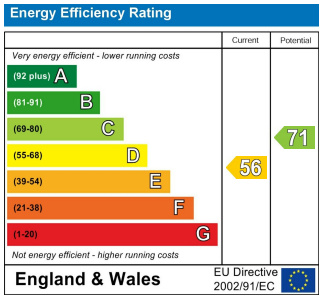
## Area Map

## Energy Efficiency Graph




Council Tax Band - E

Tenure - Freehold

## 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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