





FRINTON ROAD, THORPE-LE-SOKEN, ESSEX, CO16 0HS

Price

£675,000

FREEHOLD

- Three Double Bedrooms
- Versatile Accommodation
- Two En-Suite's
- Ground Floor Bedroom & En-Suite Shower Room
- Study & Utility Room
- Ground Floor Underfloor Heating
- New Build Warranty
- Farmland Views
- Individually Designed With High Specification
- Viewing Advised

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'Westcroft Cottage' is a newly built BESPOKE THREE DOUBLE BEDROOM DETACHED HOUSE situated on the edge of Thorpe-le-soken. This impressive individually designed home combines exceptional attention to detail, high-specification finish and traditional craftsmanship with timeless styling. 'Westcroft Cottage' offers over 2000 sq ft of versatile accommodation across two floors, blending contemporary features with character and charm. Surrounded by countryside walks yet within easy reach of the village centre, residents can enjoy convenient access to local pubs, shops, and amenities. Key features include an impressive entrance hall with mezzanine landing, a stunning 20ft open-plan kitchen and sitting room, utility room, study, cloakroom, and a ground floor bedroom with en-suite. The first floor offers two further bedrooms, both benefiting from en-suite facilities. Externally, the property features a detached garage, ample off street parking and a generous garden with stunning field views.

Accommodation comprises of approximate room sizes

Composite door leading to:-

Entrance Hall

Stair flight to first floor with featured glass balustrade landing. Understairs storage cupboard housing space for storage and underfloor heating controls. LVT flooring with underfloor heating. Wall and spotlights. Sealed unit double glazed picture length windows to front. Door to:-

Study

12'2" x 8'

LVT flooring with underfloor heating. Sealed unit double glazed windows to side and front.

Cloakroom

Low level w/c. Wash hand basin with mixer tap. Tiled splash back. LVT flooring with underfloor heating. Extractor fan. Spotlights with sensors. Obscured sealed unit double glazed window to side.

Ground Floor Bedroom

17'11" x 12'2"

LVT flooring with underfloor heating. Spotlights. Sealed unit double glazed window to side. Sealed unit double glazed French doors leading to rear garden offering stunning farmland views. Door to:-

En-Suite

Modern suite comprises of low level w/c. Vanity wash hand basin with mixer tap and shaker style cupboard under. Fitted double length shower cubicle with sliding door and wall mounted shower attachments. Tiled splash back. LVT flooring with underfloor heating. Extractor fan. Fitted mirror with touch screen on and off button. Spotlights. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.

Kitchen/Diner

20' x 13'9"

Fitted with a range of shaker style fronted units. Wooden hard edge work surfaces. Inset butler sink and wooden drainer. Rangemaster to remain with double extractor hoods above. Further selection of units both at eye and floor level. Integrated dishwasher and fridge. Feature brick slips panelled wall. Centre island with stone work surface and range of drawers and cupboards under and space for bar stools. Feature downlight chandeliers to centre island. Wine rack. Glass display eye level units. LVT flooring with underfloor heating. Spotlights. Sealed unit double glazed picture length window to side with future potential for door access leading to rear garden. Sealed unit double glazed window to front. Open access to lounge. Door to:-

Utility Room

9'10" x 9'2"

Fitted with a range of matching shaker style fronted units. Wooden hard edge work surfaces. Inset butler sink with mixer tap and wooden drainer. Integrated freezer. Washing machine and tumble dryer to remain. Enclosed combination boiler providing heating and hot water throughout. LVT flooring. Extractor fan. Spotlights. Sealed unit double glazed window to front. Sealed unit double glazed door leading to rear garden.

Sitting Room

15'5" x 13'9"

LVT flooring with underfloor heating. Spotlights. Sealed unit double glazed windows to side. Sealed unit double glazed bi-folding doors leading onto rear garden offering farmland views.

Landing

Glass balustrade landing with potential to access additional room to convert creating larger first floor space. Sealed unit double glazed Velux windows to dual aspect. Large built in airing cupboard. Radiator. Doors to all rooms. Door to:-

Bedroom One

13'9" x 13'3" max

Spotlights. Radiator. Sealed unit double glazed Velux window to side. Sealed unit double glazed door opening out onto Juliette balcony with glass screen. Door to:-

En-Suite

Modern suite comprises of low level. Vanity wash hand basin with mixer tap and shaker style cupboard under. Fitted shower cubicle with wall mounted shower attachments. Tiled splash back. Tiled flooring. Extractor fan. Spotlights. Heated towel rail. Sealed unit double glazed Velux window to side.

Bedroom Two

13'9" x 10'2"

Spotlights. Wall lights. Radiator. Sealed unit double glazed Velux window to side. Sealed unit double glazed window to front with farmland views. Door to:-

En-Suite Bathroom

Modern suite comprises of low level w/c. Vanity wash hand basin with mixer tap and shaker style cupboard under. Enclosed bath with shower hose attachment. Part tiled walls. Tiled flooring. Inset wall storage. Extractor fan. Spotlights. Wall mounted heated towel rail. Sealed unit double glazed Velux window to side.

Outside - Rear

South Facing. Part paved areas. Remainder laid to lawn. Raised sleeper beds stocked with flowers. Access to front via both side gates. Enclosed by panelled fencing.

Outside - Front

Block paved driveway providing off street parking leading to garage with electric up and over door. Private access door to garage.





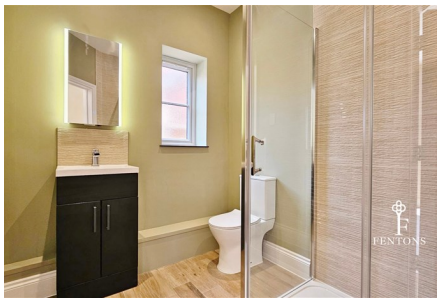






WESTCROFT COTTAGE, 4A FRINTON ROAD, THORPE-LE-SOKEN, ESSEX, CO16 0HS









Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council
Council Tax Band: C
Payable 2026/2027 £2059.18 Per Annum

Any Additional Property Charges: N/A

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

Non Standard Property Features To Note: N/A

AML

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.

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.

REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website

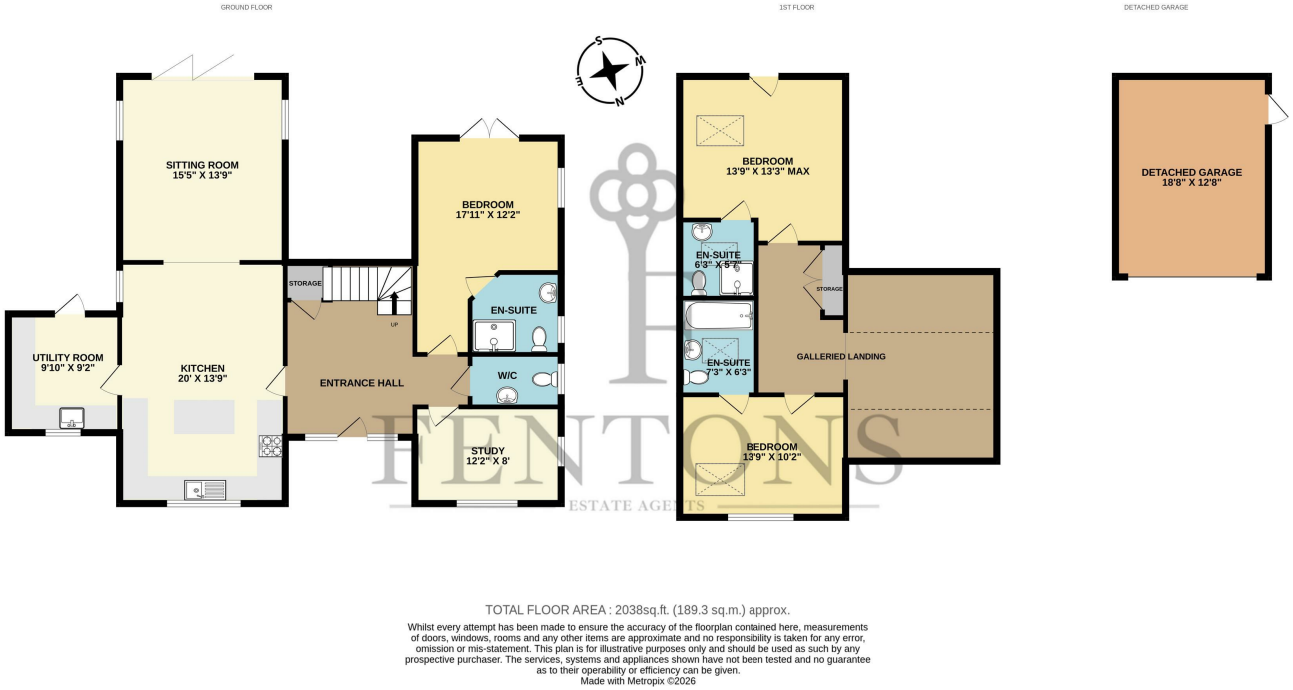
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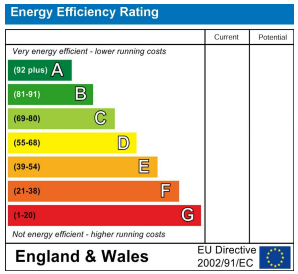
Council Tax Band



TOTAL FLOOR AREA : 2038sq.ft. (189.3 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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