



NP NICHOLAS
PERCIVAL

To Let. £2695 PCM
Hoglets, Clacton Road, Thorrington, Essex



To Let £2695 PCM

Deposit £3,105 | Holding Deposit £621 | EPC A97

Please note this is inclusive of gardening.



A uniquely private and spacious property finished to the highest standard in a peaceful location with its own woodland. Three-bedroom house, private gated driveway, impressive garden, swimming pool (optional) and home office/garden room.

Hoglets offers a truly unique living experience, with luxury spacious accommodation in an energy efficient property, located in an exceptionally private position with its own woodland.

A pitched roof porch provides access to the front door and vaulted entrance hall with doors leading to the shower room, snug and open plan kitchen/dining and living area.

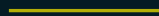
The ground floor shower room with rainfall shower, WC and basin is modern with white fittings and leads through into the utility room. The utility room provides additional storage, space for a washing machine and tumble dryer, stainless steel sink. The snug to the left of the entrance hall is well proportioned with integrated storage and a side door leading to the driveway.

The spacious and light open plan kitchen/dining and living area runs the length of the back of the property, with multiple doors leading to the terrace and garden beyond. The modern kitchen has a selection of wooden base units including large island. There is a 1.5 bowl sink, 4 ring induction hob, double electric oven and integrated dishwasher.

To the first floor there are three bedrooms. The master suite with Juliette balcony and views of the garden beyond, dressing room and en-suite shower room. The second bedroom is another spacious double with Juliette balcony. The third bedroom is a small double.

The family bathroom completes the first-floor accommodation.

The property is finished to the highest standard, with underfloor heating throughout the ground floor, intruder alarm, solar panels and is rated A in terms of energy efficiency.



Location and Situation

Hoglets is located just off the Clacton Road, within the village of Thorrington with good transport links to Colchester and beyond. It is also located close to Brightlingsea and other local seaside destinations.

The property is approached by a private lane and is screened well by electric gates giving the property a truly private feel. The gravel driveway provides parking for 3-4 cars.

To the rear of Hoglets is an impressive and south facing rear garden with optional tidal swimming pool, sauna, large terrace for entertaining and separate home office/study. Beyond the mid-fence the property has its own woodland with pathways, flowers and incredible wildlife.

The gardens shall be maintained every two weeks (inclusive).





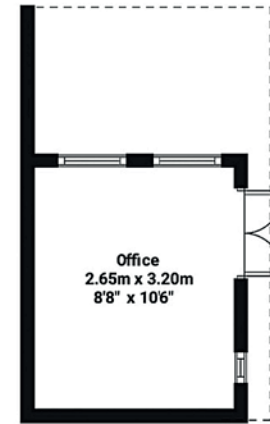




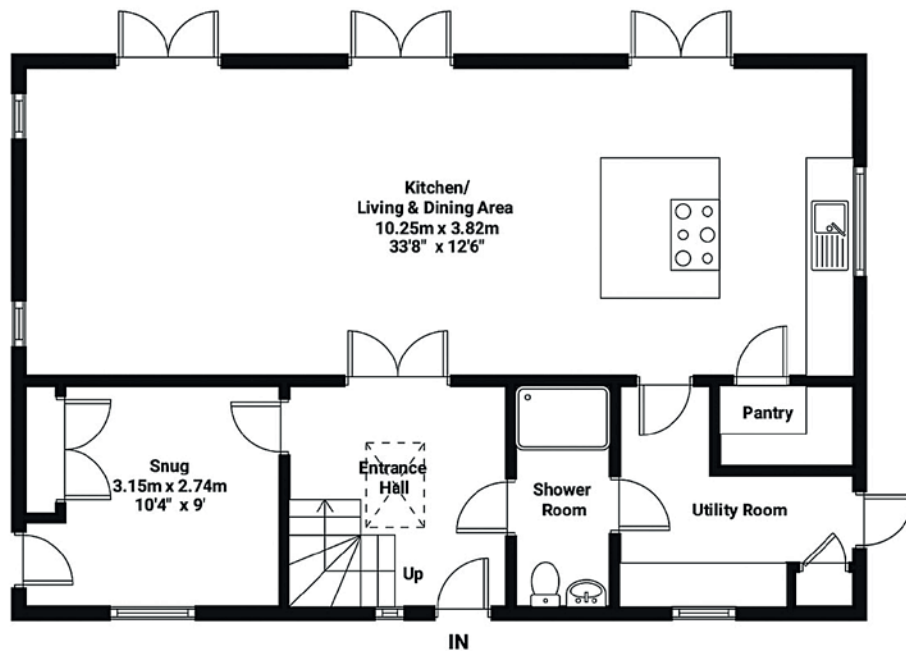
Total Approximate Floor Area: 1510.3 SqFt (140.31 SqMt)

House: 1419 SqFt (131.83 SqMt) | Office: 91.3 SqFt (8.48 SqMt)

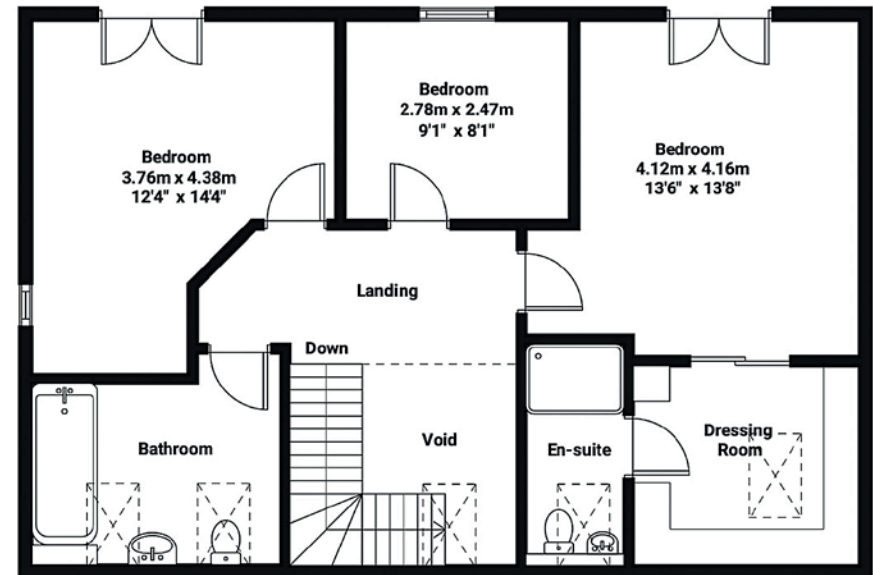
Illustration for identification purposes only. Measurements are approximate and not to scale.



Office



Ground Floor



First Floor





Viewing is strictly by appointment with the Sole Letting Agents.

NP NICHOLAS
PERCIVAL

01206 563222

info@nicholaspercival.co.uk

nicholaspercival.co.uk

Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.