

Chamberlain Phillips
PROPERTY AGENTS

Harwich Road, Wix

Guide Price £375,000

Property Overview

An individual detached home with no onward chain, situated in the ever-popular village of Wix.

Constructed approximately 13 years ago and designed in an attractive modern cottage style, this individual three-bedroom detached home offers well-balanced accommodation, generous off-road parking and an enclosed rear garden with direct access to the adjoining playing field. Being offered with no onward chain, the property presents an excellent opportunity for those looking to move with minimal delay.

The accommodation begins with a bright and welcoming entrance hallway, complete with a convenient ground floor cloakroom. The dual-aspect living room is a superb size and enjoys plenty of natural light, with French doors opening onto the rear garden.

The dual-aspect kitchen/dining room forms the heart of the home and is fitted with solid oak worktops, offering ample space for both everyday family life and entertaining. A separate utility room provides additional practicality and storage.

To the first floor are three well-proportioned bedrooms, including a principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a family bathroom featuring a traditional roll-top bath alongside a separate walk-in shower.

Outside, the enclosed garden offers a private space to relax and entertain, with a rear gate providing direct access to the neighbouring playing field ideal for families and dog walkers alike. To the front, a generous driveway provides off-road parking for numerous vehicles.

























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.

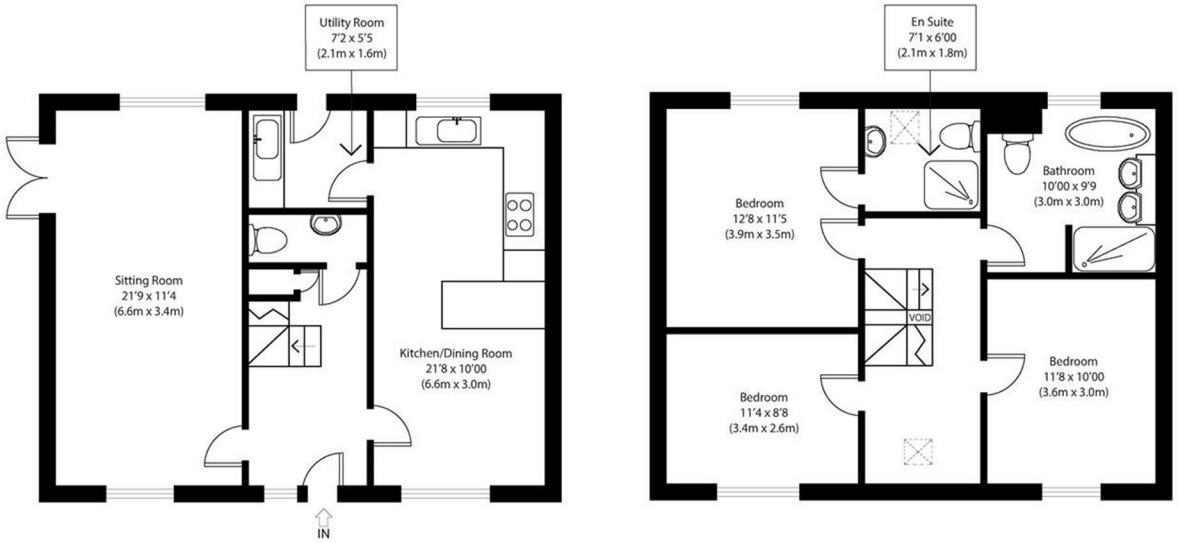
The village's name, believed to be derived from the Old English word wic, meaning a farm or settlement, hints at its long history. Evidence of habitation in the area dates back centuries, and this heritage is reflected in the architecture and layout of the village. At its heart stands the 12th-century 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 D
Services – Mains Gas/Electric/Mains water & Drainage
Heating - Gas
Mobile - EE - 83% / Three - 72% / Vodaphone - 67% / O2 - 64% (source Ofcom)
Broadband - Ultrafast is available
** To help better illustrate the potential of each home, some images have been enhanced using AI and may include additional items such as garden furniture, garage accessories, planting, and decorative features for visual representation purposes only.*

Floor Plan



Ground Floor First Floor

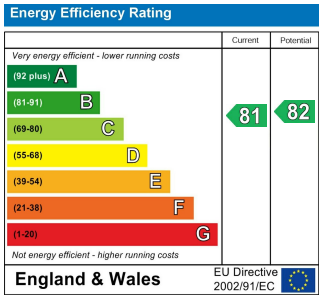
Approximate Gross Internal Area
1300 sq ft (121 sq m)

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



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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