



Tendring Green  
£850,000



## Property Overview

Built in 2000 by the highly regarded Rose Builders for the current owners, this exceptional home is offered to the market for the very first time and with no onward chain. Set within a generous plot approaching half an acre, the property enjoys a wonderfully private position, enveloped by open countryside, where every window frames a tranquil rural view.

Inside, the accommodation is both spacious and versatile, thoughtfully designed for modern family life. The welcoming sitting room offers a cosy retreat, while a separate dining room/family room provides flexibility for entertaining or quiet evenings at home. At the heart of the house lies a superb 21ft kitchen/dining room, perfect for gatherings with family and friends, complemented by a walk-in pantry and a practical utility/boot room. A ground floor shower room adds everyday convenience.

Upstairs, four well-proportioned bedrooms provide plenty of space for rest and relaxation, served by a spacious family bathroom designed with comfort in mind.

Outside, the gardens wrap around the home, offering a wonderful sense of space and seclusion, with ample room for outdoor living. A detached double garage and generous driveway complete the picture, ensuring convenience alongside charm.

This is a home that combines quality craftsmanship with an idyllic lifestyle, set against the backdrop of unspoilt countryside a true retreat, yet perfectly suited for family living.





**Property Setting:**

*Wolves Hall Lane enjoys a peaceful position within the charming hamlet of Tendring Green, part of the wider village of Tendring. Surrounded by beautiful open countryside, the setting combines the tranquillity of rural living with the convenience of excellent connections nearby.*

*Tendring itself offers a welcoming village atmosphere, with a local primary school, parish church, and a strong sense of community. Everyday amenities can be found in the neighbouring villages and towns, while the bustling market town of Manningtree and the coastal resort of Frinton-on-Sea are both within easy reach, offering a wide choice of shops, restaurants, leisure facilities and rail links.*

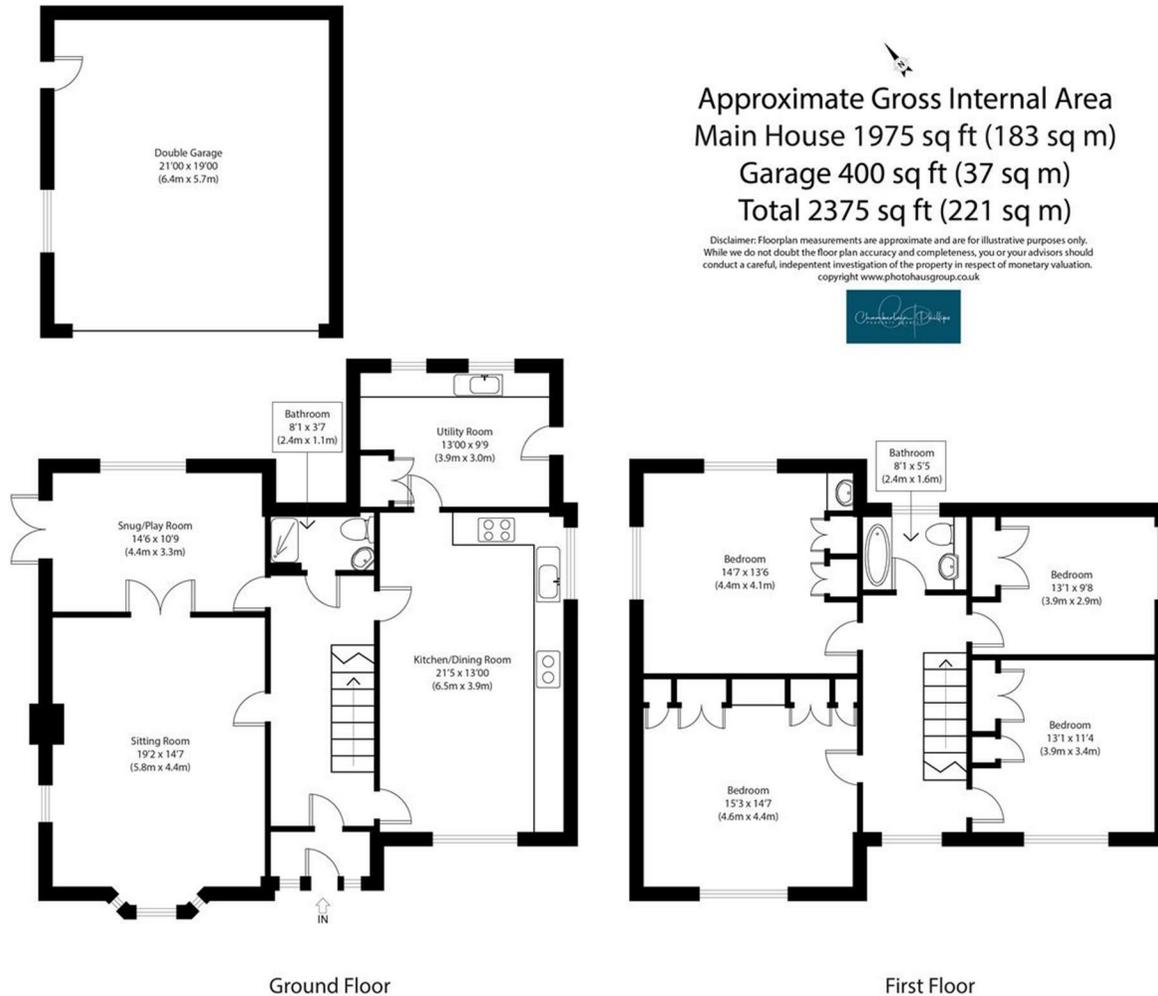
*For commuters, the A120 and A12 are readily accessible, connecting you to Colchester, Ipswich, Chelmsford and beyond. Regular mainline rail services to London Liverpool Street are available from Manningtree and Thorpe-le-Soken stations, making the location ideal for those who wish to balance country life with access to the city.*

*The surrounding area is rich in natural beauty, with open farmland, quiet lanes and scenic footpaths to explore. For those who enjoy the outdoors, the nearby Essex coastline, Stour Estuary and Dedham Vale Area of Outstanding Natural Beauty provide endless opportunities for walking, sailing, cycling and family days out.*

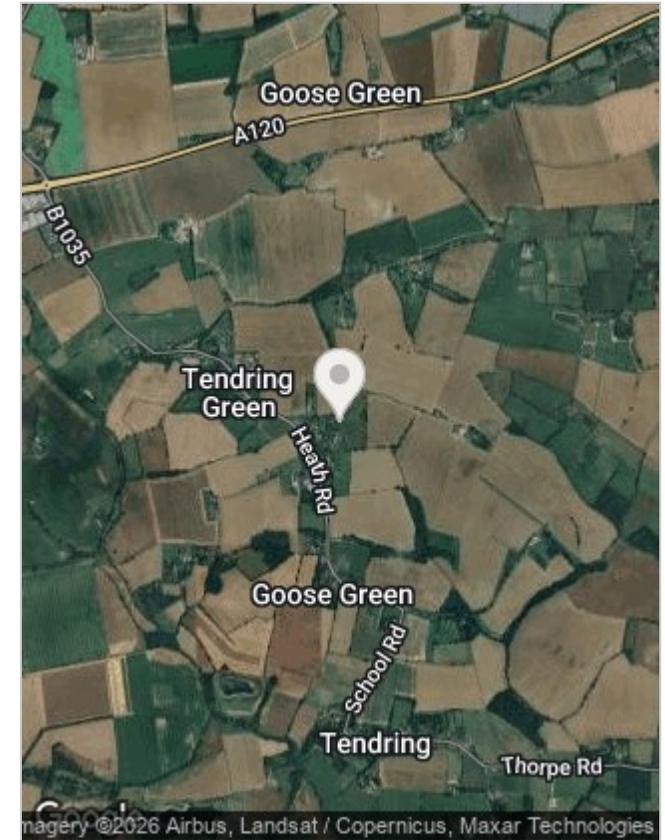




## Floor Plans



## Location Map



### Important Information:

- Tenure - Freehold
- Council Tax - Band E
- Services Connected - Mains Electric/Mains Water\*/Private Drainage
- Heating - Oil boiler via radiators
- Telephone & Broadband - 02/EE/Three are likely
- Broadband - Ultrafast broadband is available

\* Water is metered and provided through the local farm - this will be invoiced by the farm based on the meter reading which will occur roughly every 6 months.

## 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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ  
 Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk

## Energy Performance Graph

