

TENDRING ROAD, THORPE-LE-SOKEN, ESSEX, CO16 0AA

Price

£795,000

FREEHOLD

- Character Detached Family Home
- Four/Five Double Bedrooms, Two With En-Suites
 - Kitchen/Breakfast Room & Separate Utility
 - Ground Floor & First Floor Bathrooms
- 40'9 Bar/Games Room & 18'8" Sun Lounge
 - Sought After Semi-Rural Location
- West Facing Balcony & Stunning Field Views
- Landscaped Gardens To Front, Side & Rear
 - Double Garage & Workshop
 - EPC Rating C/ Council Tax Band - F



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Situated on the outskirts of the sought after picturesque village of Thorpe-le-Soken, Fentons Estate Agents have the pleasure in bringing to market this beautifully presented CHARACTER FOUR/FIVE DOUBLE BEDROOM DETACHED HOUSE. This charming property offers spacious and versatile family living featuring two generous reception rooms, a large welcoming entrance hall, ground floor bedroom/study and a country style kitchen/breakfast room with a separate utility. Upstairs boasts four double bedrooms, two of which have en-suites one of which includes a private balcony overlooking open fields. Outside, the property benefits from a large driveway offering ample off street parking, a detached double garage, landscaped rear and side gardens and an impressive outbuilding featuring a sun lounge, games room/bar and workshop which is ideal for home working or entertaining. Conveniently located close to local amenities, schools, and transport links to Clacton-on-Sea and the coast, this exceptional home combines countryside charm with modern convenience and an early viewing is highly recommended.

Accommodation comprises of approximate room sizes

Part glazed hardwood entrance door leading to:

Hallway

Stair flight to first floor. Oak flooring. Radiator. Sealed unit double glazed 'Georgian' style windows to front and side aspect.

Doors to:

Lounge

18'1" x 14'

Stone feature fireplace. Radiator. Sealed unit double glazed bay 'Georgian' style window to front. Door to kitchen/diner. Open plan to:

Dining Area

11'1" x 10'5"

Radiator. Sealed unit double glazed 'French' style doors giving access to rear.

Kitchen/Breakfast Room

16' x 14'6"

Fitted with a range of country style matching fronted units. Bevelled edge granite work surfaces with upstands. Inset one and half butler style sink with mixer tap. Fitted 'Aga' with extractor fan above. Integrated dishwasher. Further selection of matching units at both eye and floor level. Space for 'American' style fridge/freezer. Tiled flooring. Radiator. Sealed unit double glazed 'Georgian' style window to rear. Door leading to:

Utility Room

10'9" x 7'4"

Modern matching fronted units. Bevelled edge granite work surfaces with upstands. Inset butler style sink with mixer tap. Inset four ring electric hob with built in oven under and fitted extractor fan above. Further selection of matching units at both eye and floor level. Floor standing boiler. Plumbing for automatic washing machine. Space for tumble dryer. Part tiled walls. Tiled flooring. Sealed unit double glazed 'Georgian' style window to rear. Sealed unit double glazed door leading to side.

Bedroom Five/Study

11'9" x 11'

Radiator. Sealed unit double glazed 'Georgian' style window to front.

Shower Room

White suite comprising of low level W/C. Pedestal wash hand basin. Fitted shower cubicle with integrated shower controls

and multi jets. Fully tiled walls. Tiled flooring. Heated towel rail. Obscured sealed unit double glazed 'Georgian' style window to side.

First Floor Landing

Built in airing cupboard. Doors to:

Master Bedroom

18'2" x 14'1"

Radiator. Sealed unit double glazed 'Georgian' style window to side and front aspect.

Bedroom Two

15' x 11'1"

Built in storage cupboard. Radiator. Sealed unit double glazed 'Georgian' style window to front. Sealed unit double glazed 'French' style doors giving access to balcony. Open access to:

Dressing Area

Fitted hanging rails. Open access leading to:

En-Suite

Modern white suite comprising of low level W/C. Vanity wash hand basin with storage cupboards under. Fitted double length shower cubicle with fitted glass shower screen and integrated shower. Fully tiled walls. Tiled flooring. Heated towel rail. Obscured sealed unit double glazed 'Georgian' style window to side.

Balcony

Wood decking. Enclosed by glass balustrade.

Bedroom Three

14'7" x 11'7"

Radiator. Sealed unit double glazed 'Georgian' style window to rear. Door leading to:

En-Suite

Modern white suite comprising of low level W/C. Corner vanity wash hand basin with storage drawers under. Fitted double length shower cubicle with glass sliding shower screen and integrated shower. Fully tiled walls. Tiled flooring. Heated towel rail. Obscured sealed unit double glazed 'Georgian' style window to rear.

Bedroom Four

11'3" x 11'2"

Radiator. Sealed unit double glazed 'Georgian' style window to rear.

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Family Bathroom

Modern white suite comprising of low level W/C with concealed cistern. Vanity wash hand basin with storage drawers under. Free standing roll top bath with free standing mixer tap and shower attachment. Fitted double length shower cubicle with glass shower screen and integrated shower. Part tiled walls. Tiled flooring. Inset feature shelving. Heated towel rail. Obscured Sealed unit double glazed 'Georgian' style window to front.

Outside - Rear & Side

Beautifully landscaped gardens. Majority laid to lawn. Borders well stocked with an array of mature flowers, shrubs bushes and trees. Two secluded patio seating areas. Outside tap. Outside lighting. Private access leading to workshop and double garage. Gate giving access to front.

Bar/Games Room

40'9" x 17'9"

Fitted bar with seating. Mains water, power and lighting connected. Air conditioning. Wood flooring. Three sealed unit double glazed 'Georgian' style windows to side with open field views. Two sealed unit double glazed 'Georgian' style windows to front. Door leading to double garage. 'French' style doors leading to front patio and garden. Open access to:

Conservatory/ Sun Lounge

18'8" x 10'1"

Pitched glass roof with opening windows. Sealed unit double glazed 'Georgian' style windows to front aspect. Wood flooring. Door leading to:

Double Garage

21'2" x 19'2"

Power and lighting connected. Vaulted roof. Up and over to front. Doors leading to:

Cloakroom

Low level W/C. Wash hand basin. Tiled flooring.

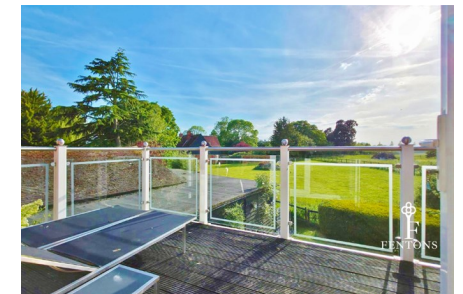
Work Shop

19'2" x 10'10"

Power and lighting connected. Door to side.

Outside - Front

Private shingled driveway leading large shingled area providing ample off street for several vehicles. An array of mature flowers, shrubs and bushes. Large lawned garden surrounded by mature shrubs and trees. Hard standing entertaining patio area.



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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.

Disclaimer - Wide Angle Lens Etc

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

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: F

Payable 2026/2027 £3290.24 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): No - Oil

(Electricity): Yes

(Water): Yes

(Sewerage Type): Cess Pit

(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



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Council Tax Band

F



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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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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