



Louise Close | Walton-on-the-Naze | CO14 8LL

FINE & COUNTRY

# SELLER INSIGHT

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“Over 8 years ago, when we were first looking for our next home, there were a number of boxes that the perfect house needed to tick, although we did expect to have to make compromises. They were:-

1. A detached house.
2. A southerly facing private garden.
3. A tranquil setting.
4. Ample off road parking.
5. A double garage for lots of storage!
6. Close to a lovely beach and nature walks.
7. A great space for working from home.

We were over the moon when we found 15 Louise Close, as it ticked every single box, something that we never thought was going to be possible.

In the summer we love the short walk to the beach (before breakfast!) to go for a swim and all year round we thrive on walks around the nearby and beautiful Naze nature reserve and its stunning ever-changing landscape. When family visit, we enjoy many hours hunting for sharks teeth and sea-glass along the shoreline.

On the top floor of the house you will see that I have created a studio where I write and produce music. It has proved to be the perfect space and I have spent many inspirational hours up there during our time here, with the added bonus of an impressive sea view. It would also make a perfect 'office' to work from home.

We have lived here as a couple, but the space in the house is generous enough to also make a great family home, with the top floor becoming another bedroom complete with its en-suite. The open plan kitchen, dining and relaxing area is perfect when we have company and the welcoming sitting room is ideal to retreat to after dinner. We love to barbeque and eat outside on the sunny patio as often as the weather allows, which is frequently here on the 'Sunshine Coast'. Conversely, on the coldest of winter days, the two Scandinavian-designed log burners provide all the warmth and cosy vibes you will ever need.

We have been delighted with the tranquil setting of the house and sitting outside with a morning coffee just listening to the birds singing is a wonderful treat. It's now time to start the next chapter of our lives but we will always remember our happy years here. “

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









# STEP INSIDE

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## OVERVIEW

This beautifully arranged four-bedroom detached home is set within the popular coastal town of Walton-on-the-Naze, offering generous and versatile accommodation across three floors, complemented by a private established garden and detached double garage.

The internal layout flows effortlessly, with a welcoming sitting room, a spacious kitchen/dining area, pantry, cloakroom, four bedrooms, two en suites, and a top-floor principal suite. Thoughtfully designed, the property combines practicality with a sense of space and comfort throughout.

## STEP INSIDE

The ground floor opens into a welcoming hallway, leading through to a bright and comfortable sitting room with feature brick fireplace, perfect for relaxing at the end of the day.

To the rear of the property, the true heart of the home is a generously proportioned open-plan kitchen/dining/family room. The kitchen itself is well-appointed with a range of fitted cabinetry, extensive work surfaces and space for appliances, creating a practical yet stylish environment for cooking.

The room flows seamlessly into the dining and family area, where there is ample space for a dining table and comfortable seating. A feature woodburning stove provides a cosy focal point, perfect for cooler months, while large glazed doors invite in plenty of natural light and open directly onto the garden, creating an ideal indoor-outdoor connection for summer dining and relaxation.

A pantry provides useful additional storage, while a cloakroom adds everyday convenience.

The first floor offers three well-proportioned bedrooms. One of the bedrooms benefits from its own en suite, creating a private and peaceful retreat, while the remaining bedrooms are served by a stylish family bathroom. The layout is ideal for growing families or visiting guests.

The second floor is dedicated to an impressive principal bedroom suite, creating a sense of privacy and calm. This spacious bedroom is complemented by its own en suite shower room, making it a perfect main bedroom or guest suite.



# STEP OUTSIDE

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The rear garden has been thoughtfully landscaped to create a private and inviting outdoor space. A paved terrace sits directly outside the house leading onto a neatly maintained lawn.

Well-stocked borders wrap around the garden, filled with a variety of mature shrubs, established planting. The garden feels enclosed and peaceful, offering a good degree of privacy while remaining easy to maintain.

To the rear, the detached double garage is conveniently positioned and is complemented by driveway parking, making the outside space both practical and enjoyable.

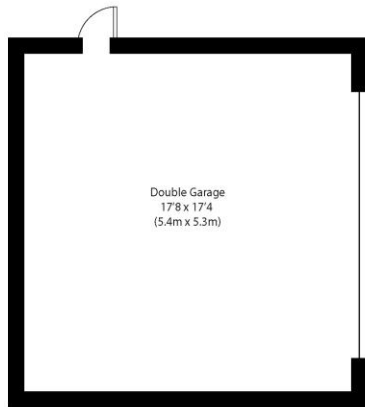
## LOCATION

Set along the charming coastline of Walton-on-the-Naze, this area offers a relaxed seaside way of life, where sandy beaches, striking cliffs and the historic Naze headland create a setting to enjoy all year round. Whether it is a morning walk along the shore or time spent exploring the nearby nature reserve and coastal paths, there is plenty to enjoy right on the doorstep.

The town itself has a friendly, traditional feel, with a good mix of independent shops, cafés, supermarkets and everyday essentials, along with the well-loved seafront and pier adding to its appeal. For a wider choice of shopping, dining and leisure options, the neighbouring towns of Frinton-on-Sea and Clacton-on-Sea are close by, while Colchester offers a more extensive range of facilities.

Getting around is straightforward, with Walton-on-the-Naze station providing regular services to Colchester and onward connections into London Liverpool Street. Manningtree station is also within easy reach, offering faster direct trains into London in around 50 minutes, and the A120 provides convenient road links across Essex.

Families are well catered for, with a range of local schools including Walton-on-the-Naze Primary School and Tendring Technology College, as well as other well-regarded options in the surrounding area. For those considering private or selective education, Colchester offers a number of highly sought-after choices.



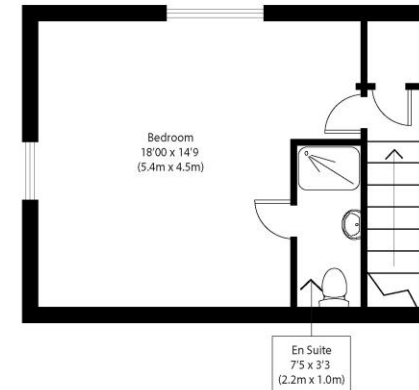
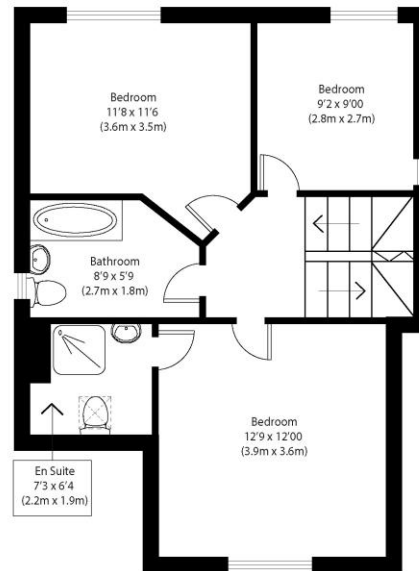
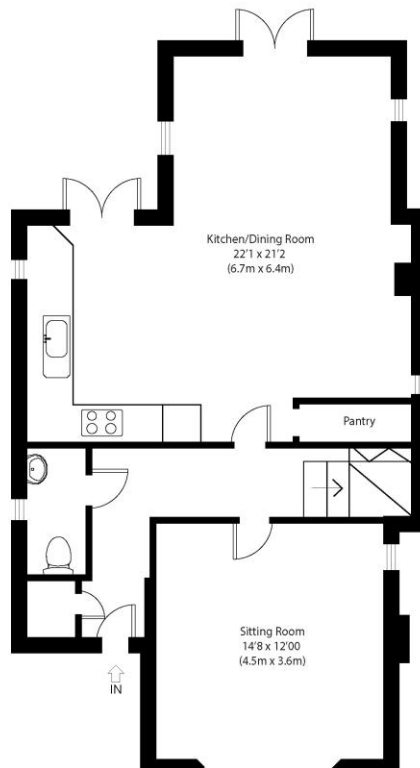
Approximate Gross Internal Area  
Main House 1565 sq ft (145 sq m)  
Garage 310 sq ft (29 sq m)  
Total 1875 sq ft (174 sq m)

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. copyright www.photohausgroup.co.uk



RICHARD SEELEY  
SALES MANAGER

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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