



The Manor  
Lady Nelson Gardens | Thorpe-le-soken | CO16 0FG

FINE & COUNTRY

# SELLER INSIGHT

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\* 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

## The Manor

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### OVERVIEW

Set within the exclusive Lady Nelson Gardens development in the heart of Thorpe-le-Soken, this impressive modern detached home offers four bedrooms and close to 3,000 sq ft of beautifully arranged accommodation including a detached double garage.

Built in 2023 by the well-regarded Burfoot Homes, the property occupies a generous plot of approximately a quarter of an acre, complemented by landscaped gardens, a feature pond and exceptional private parking for multiple vehicles. Designed with both family living and entertaining in mind, the house combines elegant formal rooms with a stunning open-plan kitchen, family and garden room at its core.

### STEP INSIDE

A welcoming entrance hall creates an immediate sense of style, with stairs leading to a gallery landing and access to the main ground floor rooms. To the front of the property, the sitting room and snug/office provide comfortable, versatile spaces, with the latter well suited as a home office, playroom, or snug.

To the rear, the heart of the home unfolds into a remarkable open plan kitchen and family area. Thoughtfully designed with quartz worktops, integrated Bosch appliances and a range of contemporary cabinetry, this space flows effortlessly into the garden room. Here, bi-fold doors and a striking roof lantern draw in natural light and open the space out towards the garden, creating an inviting area throughout the seasons.

A separate utility room provides practical everyday convenience, while a cloakroom completes the ground floor layout.

Upstairs, the gallery landing leads to four well-proportioned bedrooms. The principal bedroom suite enjoys a private dressing area with fitted open wardrobes and an ensuite shower room finished with twin basins and a walk-in rainfall shower. Bedroom two also benefits from its own ensuite shower room, while bedrooms three and four are served by a stylish family bathroom.



# STEP OUTSIDE

## The Manor

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### STEP OUTSIDE

The property is approached via a private drive, offering extensive parking in addition to the detached double garage. The front garden is attractively landscaped with established planting.

To the rear, the gardens have been thoughtfully designed to create a peaceful outdoor setting. A generous lawn is bordered by Indian slate patios, while well-stocked beds, mature planting and a raised feature pond add interest and colour throughout the seasons. Gravel pathways and gated access enhance both practicality and charm.

### LOCATION

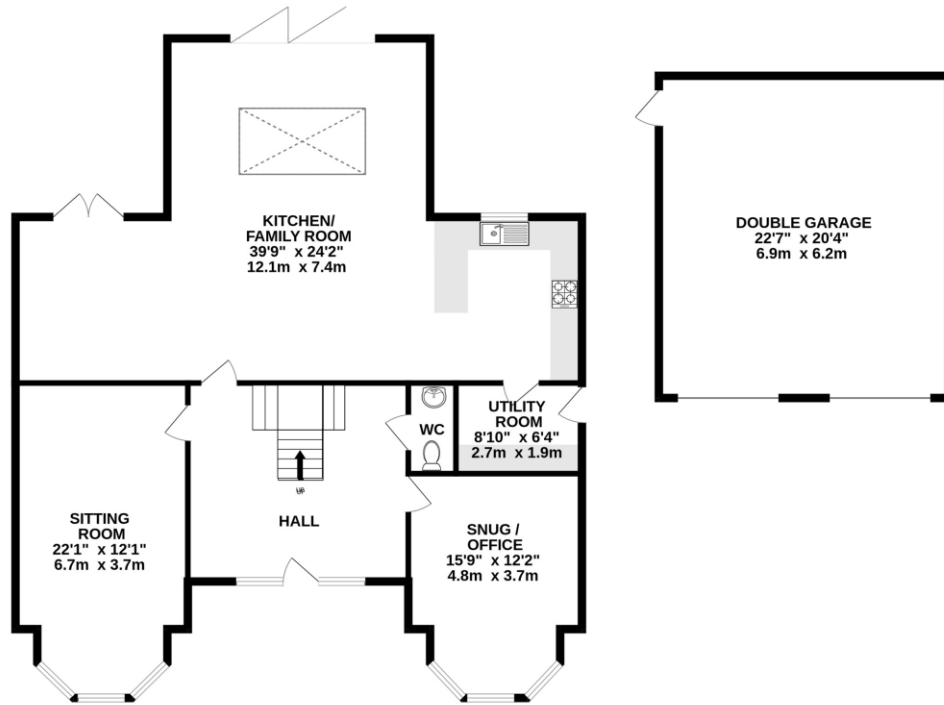
Thorpe-le-Soken is a highly regarded Essex village, known for its welcoming community feel, attractive surroundings and excellent local amenities. The High Street offers a selection of independent shops, cafés and well-regarded eateries, providing everyday convenience within easy reach.

The village benefits from Thorpe-le-Soken Primary School and a secondary lower campus (Years 7–9), with further schooling available in nearby Frinton-on-Sea and Clacton. For those seeking private education, Holmwood House School in Colchester and Littlegarth School near Tendring are both within comfortable driving distance, offering highly regarded independent options.

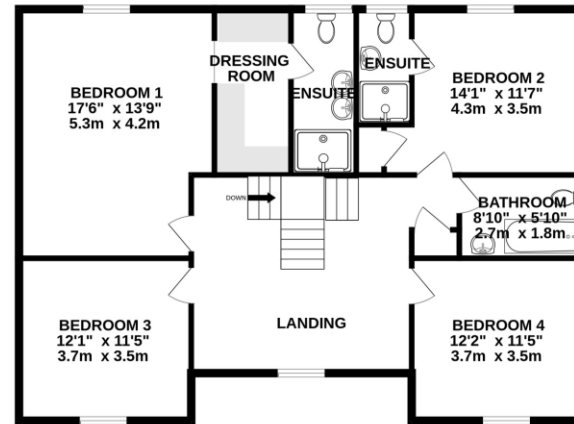
A mainline rail station provides direct connections to Colchester, Chelmsford and London Liverpool Street, making it a practical choice for commuters. The nearby A120 and A133 offer good road links, while the sought-after coastline at Frinton-on-Sea, with its beaches and greensward, is just a short drive away.

Combining village charm with accessibility and lifestyle appeal, this is a location that continues to attract discerning buyers.

GROUND FLOOR  
1861 sq.ft. (172.9 sq.m.) approx.



1ST FLOOR  
1096 sq.ft. (101.8 sq.m.) approx.

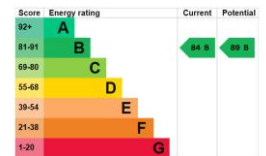


TOTAL FLOOR AREA : 2975sq.ft. (276.4 sq.m.) approx.

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ADMINISTRATOR

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