



High Street | Thorpe-le-soken | CO16 0DY

FINE & COUNTRY

OVERVIEW

A truly distinguished four bedroom Grade II Listed village home offering around 2,733 sq. ft. of characterful accommodation within 0.40 acres in the heart of the village of Thorpe le Soken.

Dating back to the late 1500s, this landmark property combines rich period features with modern comfort and includes three reception rooms, a large roof terrace, and large private garden, with extensive off road parking.

The garage and workshop also offer excellent conversion potential (STPP), with historic planning consent.









STEP INSIDE

The home opens into a welcoming entrance hall that immediately introduces the charm and character found throughout. From here, the ground floor unfolds in a practical and well considered layout.

To the left is the lounge, a beautifully proportioned reception room with dual aspect windows that fill the space with natural light. With exposed timbers and a feature fireplace, it offers a warm and inviting setting for relaxed evenings or entertaining. Beyond the lounge is a separate study.

The kitchen is fitted with ample storage and workspace, with large windows letting in natural light, the room is complemented by a useful pantry. From here, a lobby leads to the cloakroom, as well as through to the utility room, which provides additional appliances, storage, and convenient access to the outside.

The dining room is a generous and versatile space, well suited to family meals or hosting guests, and sits independently from the lounge, offering good separation between living areas.

The first floor features two well proportioned bedrooms. The second bedroom benefits from its own ensuite, while the larger bedroom enjoys dual aspect windows making it a light and airy space with easy access to a sizeable family bathroom. From this level, a door opens directly onto the large roof terrace-a standout feature offering a wonderfully private spot to relax in the sunshine.

A further staircase leads to the second floor, where two additional bedrooms offer excellent flexibility. These light and comfortable rooms are ideal for children, teenagers, guests, or hobby spaces, providing a sense of privacy away from the main living areas.



STEP OUTSIDE

STEP OUTSIDE

Set within generous grounds of around 0.40 acres, this is an exceptional garden for a central village home. Largely private and not overlooked. The garden backs directly onto the village church, further enhancing the peaceful atmosphere.

To the side of the property sits a substantial garage and workshop, offering outstanding potential for conversion into a self contained annexe (STPP). Previous planning permission, granted in 2013 and now lapsed, supports the feasibility of residential use.

There is also extensive off road parking for multiple vehicles, enclosed behind a feature brick wall.

LOCATION

Thorpe le Soken is a vibrant and friendly village offering an excellent range of day to day amenities including a Tesco Express, pharmacy, opticians, doctors' surgery, pubs, eateries, nursery, and both primary and secondary schools.

The area is also well served by high quality independent schools, with notable options including Colchester High School, Oxford House School, St Mary's School, and Holmwood House, all within convenient reach for families seeking private education. Locally, Thorpe le Soken benefits from well regarded state schooling at both primary and senior level.

Thope mainline station is less than a mile away, offering direct services to London Liverpool Street. The A12 is easily accessible, and the beautiful sandy beach of Frinton on Sea is just over 4 miles away.

Colchester lies around 12 miles to the west, providing a wide range of shopping, theatres, cinemas, restaurants, and leisure facilities, along with further schooling options.

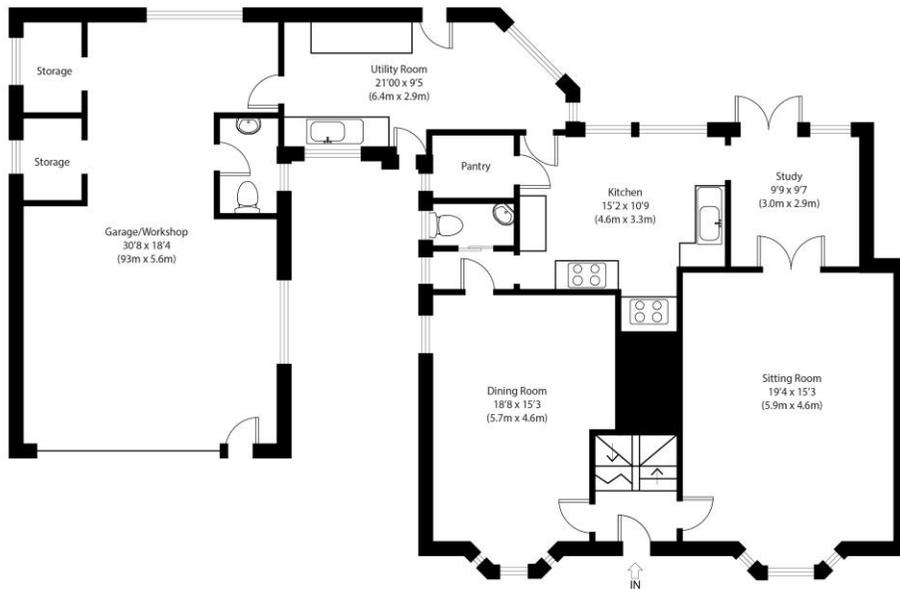
Approximate Gross Internal Area
2735 sq ft (254 sq m)

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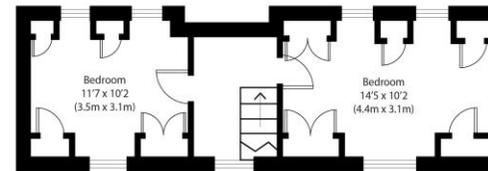


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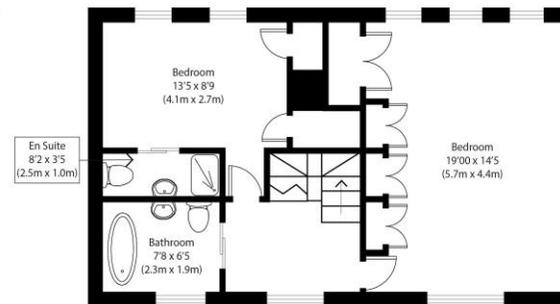
follow Fine & Country Colchester on



Ground Floor



Second Floor



First Floor

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