



Harwich Road, Great Oakley

## Harwich Road, Great Oakley

An exquisite four/five-bedroom barn conversion, offering the perfect blend of rural charm and contemporary living. Unlisted and set within a generous 6-acre plot (STS), this detached home presents a unique opportunity for equestrian pursuits or an expansive outdoor retreat (STPP).

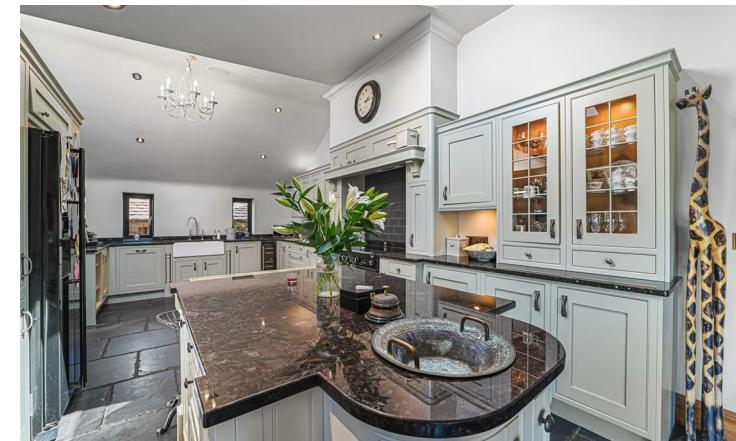
The property has been sympathetically converted in the last two decades and boasts a single-storey extension. Original character features are lovingly preserved throughout, including exposed timbers and an original stable door, which add an undeniable warmth to the living spaces.

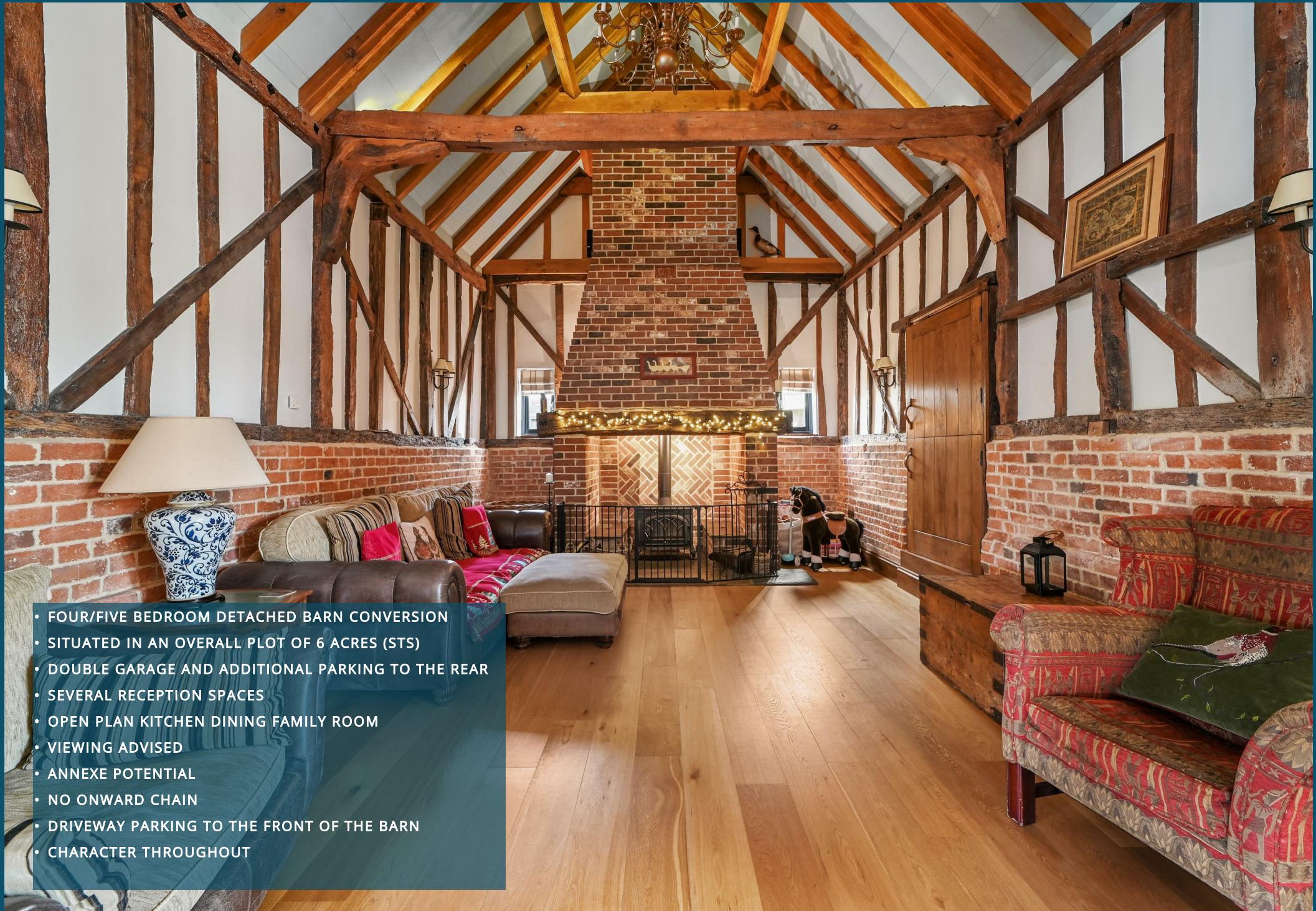
The grand entrance hall, doubling as a dining space, sets the tone for this luxurious home. Two ground-floor double bedrooms each feature modern en-suites. The living room impresses with a double-height ceiling and exposed brick fireplace with a log burner. Ideal for entertaining, the adjoining snooker room with bar includes bi-folding doors for added privacy.

The open-plan kitchen, dining family room is a culinary dream with its feature island, bi-folding doors to the rear garden, and elegant stone worktops. A separate utility room, additional bedroom with en-suite, downstairs WC, and a versatile room currently used as a gym complete the ground floor offering.

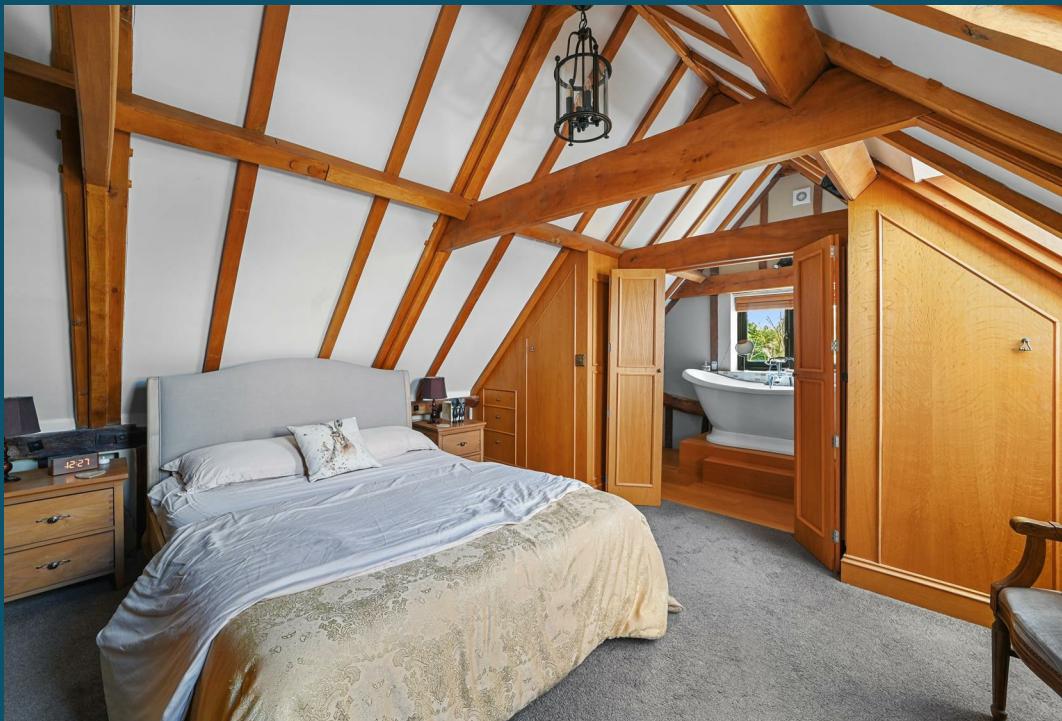
Ascend to the principal suite upstairs, a sanctuary boasting exposed beams and a mezzanine area with mesmerising views of the surrounding farmland. The en-suite bathroom adds a touch of luxury to this private haven.

Outside, a formal garden with manicured lawn and patio offers the perfect setting for alfresco dining, alongside a double garage and workshop. A traditional 5-bar gate opens to a larger grass area with a water feature, leading to the expansive meadow beyond. At the front, two electric gates provide access to a spacious driveway, with off-road parking and side access to the garage, additional parking, and land beyond.





- FOUR/FIVE BEDROOM DETACHED BARN CONVERSION
- SITUATED IN AN OVERALL PLOT OF 6 ACRES (STS)
- DOUBLE GARAGE AND ADDITIONAL PARKING TO THE REAR
- SEVERAL RECEPTION SPACES
- OPEN PLAN KITCHEN DINING FAMILY ROOM
- VIEWING ADVISED
- ANNEXE POTENTIAL
- NO ONWARD CHAIN
- DRIVEWAY PARKING TO THE FRONT OF THE BARN
- CHARACTER THROUGHOUT







## Location:

The village of Great Oakley offers good daily facilities with a Church of England primary school, GP surgery, community-owned pub, village store with the centre of Great Oakley being designated as a conservation area.

Colchester and Ipswich are both within easy reach and offer a wide range of educational, shopping and recreational facilities. Fast regular mainline train services run from Manningtree, with a journey time of around 55 minutes approximately 15 minutes drive or Thorpe with around 1hr 18 mins and around 10 minutes drive from the property into the City of London (Liverpool Street station). From Harwich, there are regular ferry services to the continent. The A120 is also within easy reach providing a direct link to the dual carriageway networks.

### IMPORTANT INFORMATION:

Tenure - Freehold

Council Tax - Band E

Services Connected - Air Source Heat Pump/Mains Electric/Water/Drainage

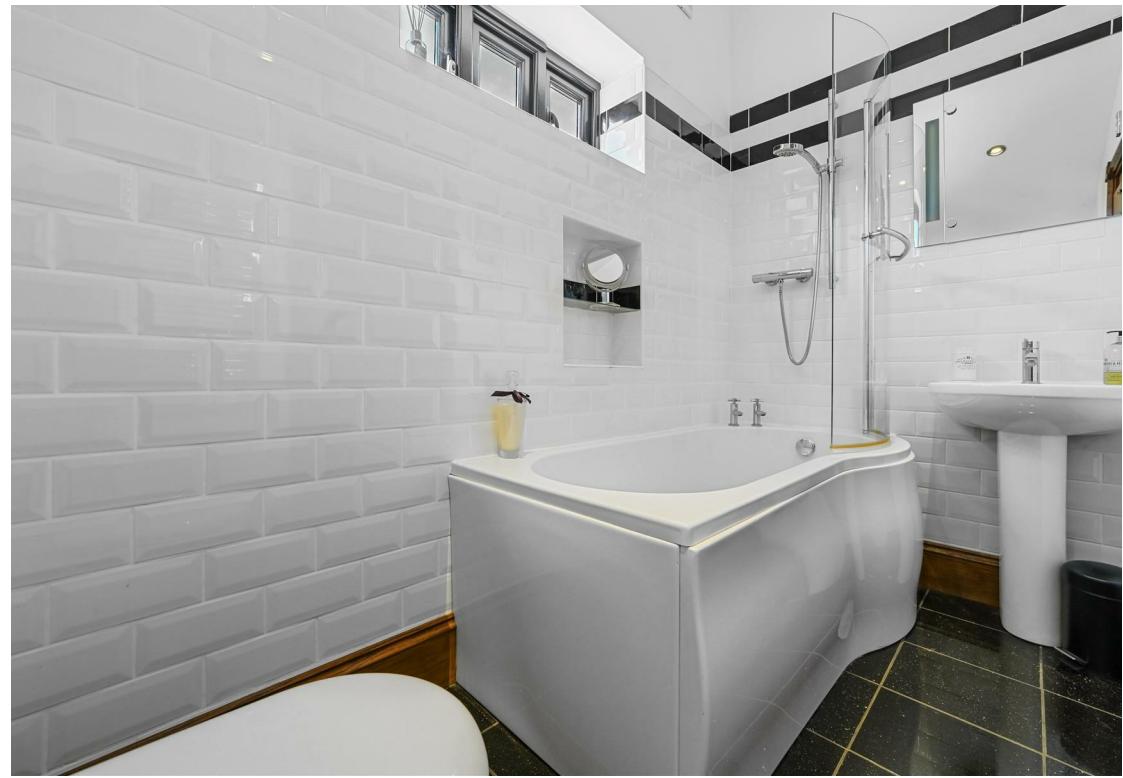
Heating - Underfloor Heating/Radiators fired by Air Source Heat Pump

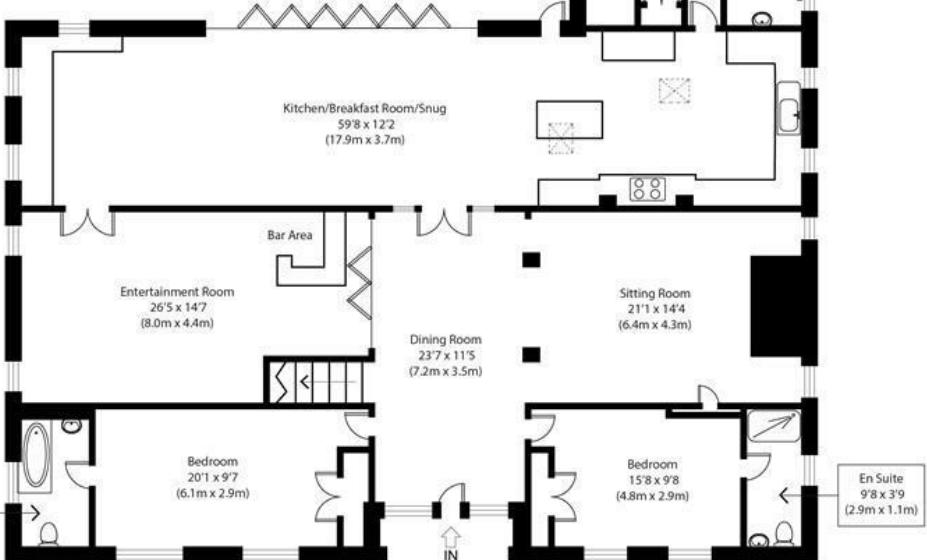
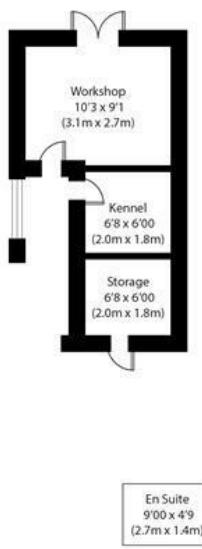
Mobile Availability - EE - 84% / o2 - 82% / Vodafone - 83% / Three - 72%

Broadband Availability - Superfast is available

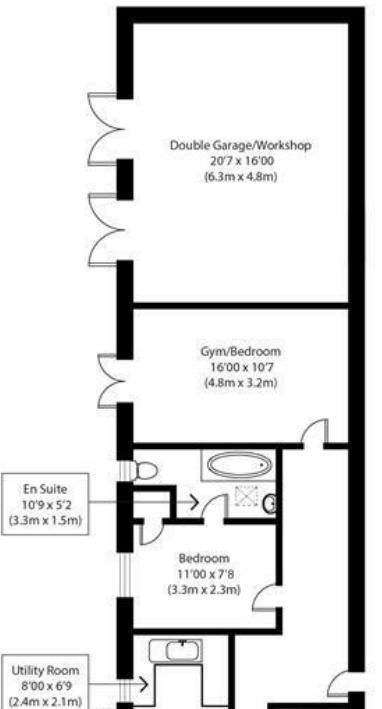
A public footpath runs parallel to the left-hand boundary of the property, continuing along the length of the included meadow.

The property includes a 5-acre meadow to the rear, which can be accessed directly from the grounds or via a private track leading from The Soils. While the property benefits from a legal right of way over this track, ownership of the track itself is not included in the sale.



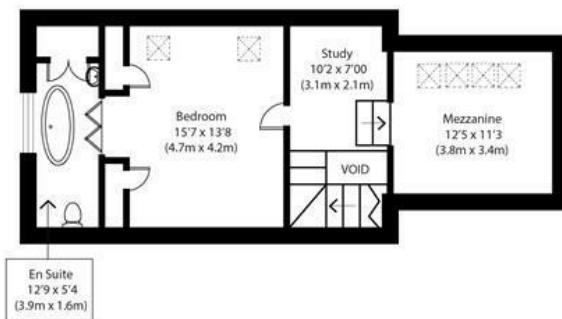


Ground Floor



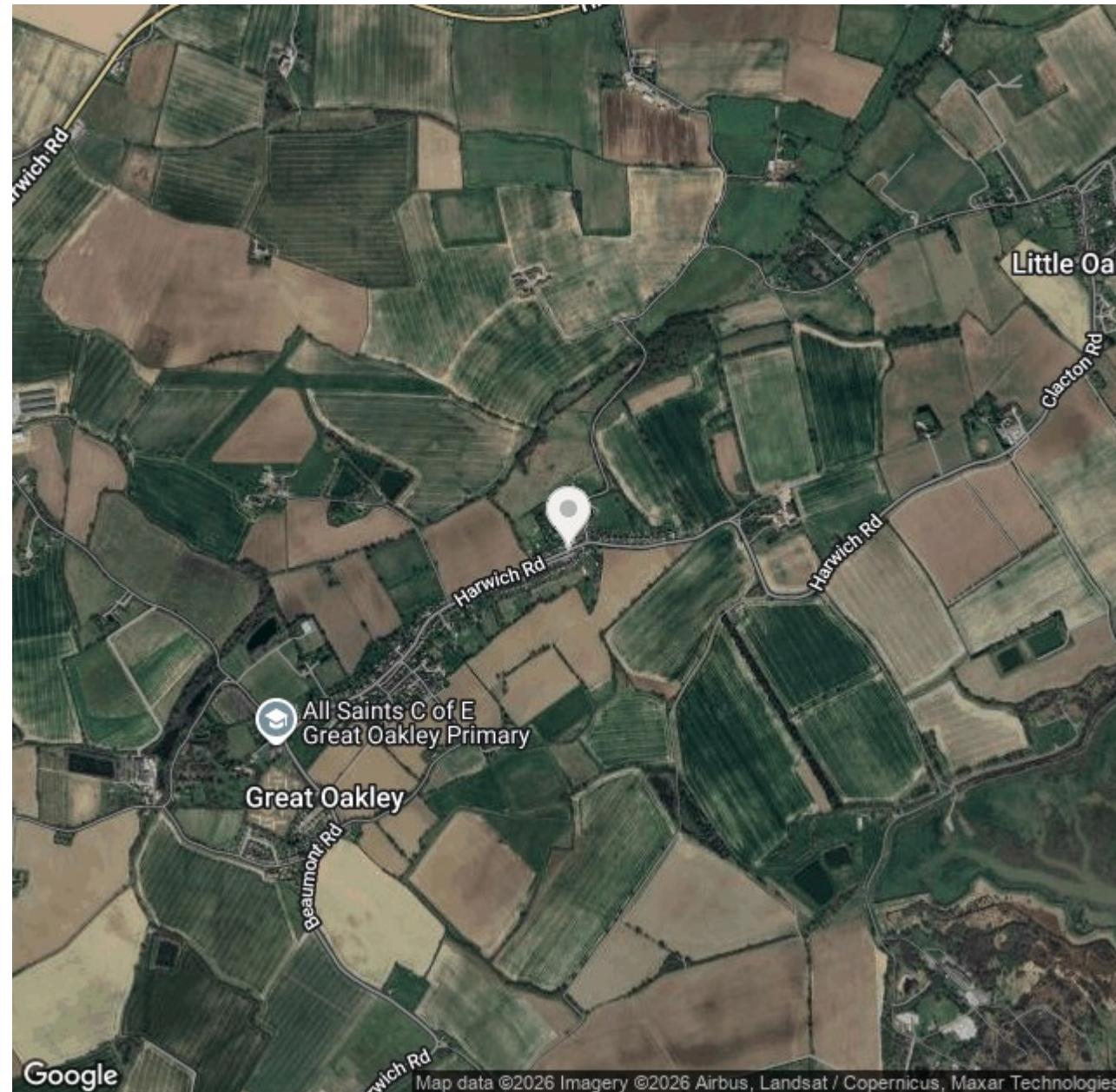
Approximate Gross Internal Area  
Main House 3880 sq ft (360 sq m)  
Outbuilding 175 sq ft (16 sq m)  
Total 4055 sq ft (377 sq m)

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.  
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First Floor

## Location Map



## Viewing

Please contact our Chamberlain Phillips Manningtree Office if you wish to arrange a viewing appointment for this property or require further information.

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### Disclaimer:

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

## Energy Performance Graph

