



The Green, Tendring, CO16 0BT
Guide Price £775,000-£795,000 Freehold

Welcome to Pond Farm House

Tucked away in tranquil countryside, Pond Farm House is set within nearly an acre of secure, private grounds. This striking family home balances contemporary living and character property.

The heart of the home features a Bespoke handcrafted kitchen, with premium finishes and meticulous attention to detail. The seamless transition to the outdoors reveals an expansive entertaining area, complete with a fully equipped outdoor kitchen. A versatile collection of fully-serviced outbuildings totals approximately 1,600 Sq Ft, which offers limitless potential for a home business, creative studio, or leisure spaces.

Property Overview

Premium Interior Finishes: Features an oak-framed entrance porch, a Bespoke integrated media unit in the sitting room, elegant column radiators, and sophisticated wall panelling.
Handcrafted Kitchen: Equipped with premium stone worktops, a Smeg induction hob, and an integrated wine cooler.

Luxurious Bathrooms: The first-floor family bathroom pairs classic tradition with modern luxury, with high-end Lusso Stone sanitaryware and a freestanding Albion bathtub.

Future Potential: Benefitting from previously granted planning permission for a structural extension, offering an ideal opportunity to customise the layout.

Grounds & Sustainability Eco-Friendly Systems: Fully integrated solar panels and dedicated battery storage ensure sustainable, energy-efficient utility management.

Secure Acre Plot: The property sits centrally within its plot behind secure gates, beautifully framed by a natural pond and established mature trees.

Outdoor Entertaining: Includes a wrap-around patio, an extensive decking area, a dedicated outdoor kitchen, an external WC, and a separate plant room.

Fully-Serviced Outbuildings Insulated Log Cabin: A fully insulated retreat equipped with mains power, high-speed internet, a traditional log burner and a diesel heater.

Large Barn: A generous 40ft agricultural barn with both power and water connections.

Timber Studio: A bright, detached space, currently utilized as a children's playroom, with electricity.

Brick-Built Garage: A secure, solid brick structure with full power connectivity.



The Green, Tendring, CO16 0BT

GROUND FLOOR

BESPOKE ENTRANCE PORCH

ENTRANCE HALL

LIVING ROOM

12' 5" x 12' 3" (3.78m x 3.73m)

RECEPTION ROOM

12' 3" x 10' 11" (3.73m x 3.32m)

KITCHEN/DINING ROOM

22' 0" x 14' 1" (6.70m x 4.29m)

FIRST FLOOR

FIRST FLOOR LANDING

PRINCIPAL BEDROOM

14' 1" x 12' 9" (4.29m x 3.88m)

EN-SUITE SHOWER ROOM

WALK-IN WARDROBE

BEDROOM TWO

12' 9" x 12' 3" (3.88m x 3.73m)

BEDROOM THREE

12' 3" x 10' 11" (3.73m x 3.32m)

FAMILY BATHROOM

11' 9" x 5' 3" (3.58m x 1.60m)

EXTERIOR

OUTBUILDINGS

GARAGE & STORE

BARN

40' 2" x 23' 11" (12.23m x 7.28m)

OFFICE

18' 4" x 18' 4" (5.58m x 5.58m)

STUDIO

16' 11" x 8' 3" (5.15m x 2.51m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Town & Country
residential sales and lettings

Town & Country
residential sales and lettings



Town & Country
residential sales and lettings



Town & Country
residential sales and lettings



Town & Country
residential sales and lettings



Town & Country
residential sales and lettings



Town & Country
residential sales and listings



Town & Country
residential sales and listings



Town & Country
residential sales and listings



Town & Country
residential sales and listings



Town & Country
residential sales and listings



Town & Country
residential sales and listings



Town & Country
residential sales and listings



Town & Country
residential sales and listings

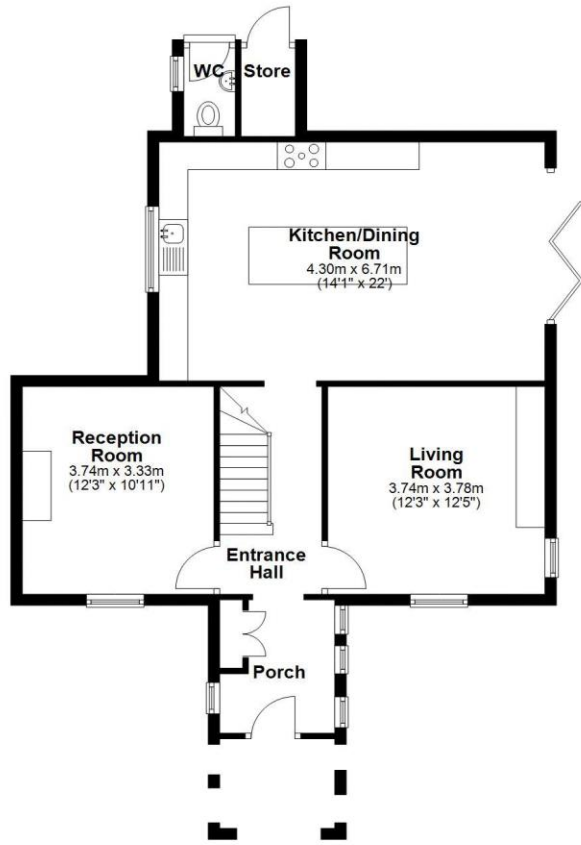


Town & Country
residential sales and listings



Ground Floor

Approx. 75.9 sq. metres (816.5 sq. feet)



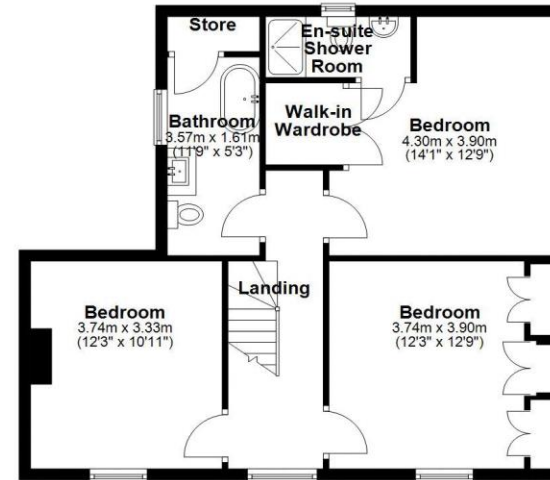
Outbuilding

Approx. 89.2 sq. metres (960.3 sq. feet)



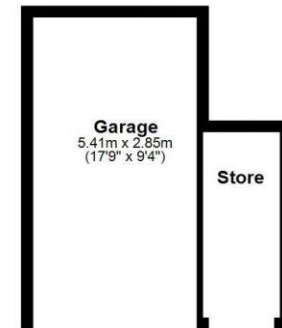
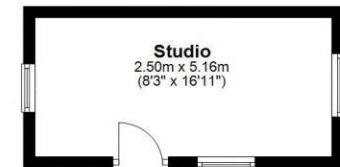
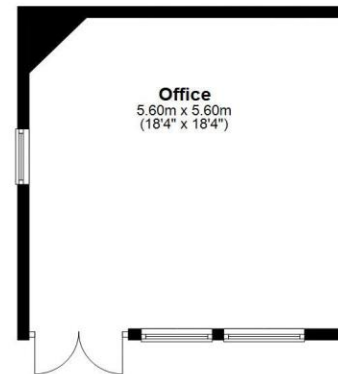
First Floor

Approx. 63.5 sq. metres (683.2 sq. feet)



Outbuildings

Approx. 64.5 sq. metres (694.8 sq. feet)



Total area: approx. 293.1 sq. metres (3154.8 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.



9 Osbornes Court, Victoria Place
Brightlingsea, Essex CO7 0EB
Tel: 01206 302288

property@townandcountryresidential.co.uk
www.townandcountryresidential.co.uk



These sale particulars have been prepared as a general guide and their accuracy is not guaranteed. Room sizes are not to be relied on. A survey has not been carried out nor has the plumbing, heating and electrics or appliances been tested. Floor plans are for illustration purposes only and not to scale. These details do not form any part of any contract. If there are important matters likely to affect your decision to buy, please contact us before viewing this property and seek appropriate legal advice before entering into any contracts to purchase.