

# WALTON ROAD, KIRBY-LE-SOKEN, ESSEX, CO13 0DE

Price

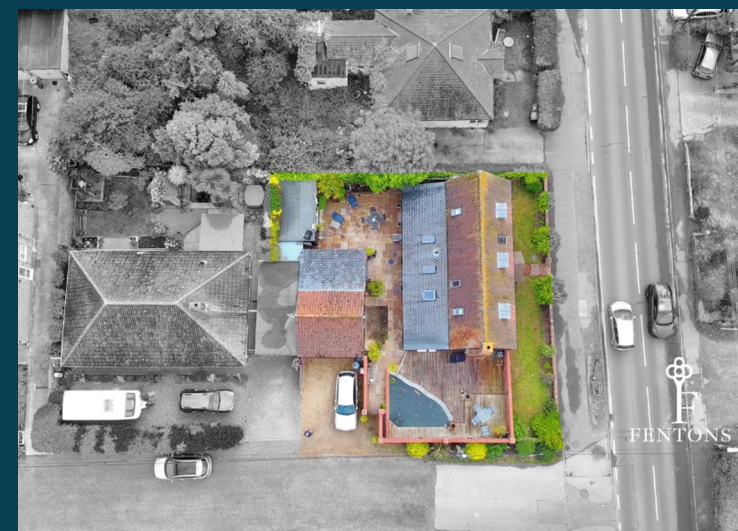
**£485,000**

FREEHOLD

- Three Bedroom Character Property With One Bedroom Annexe
  - Annexe With Lounge, Bedroom & Shower Room
  - Modernised Throughout With Original Features
    - 18'7" Lounge With Inglebrook Fireplace
    - 16'3" Shaker Style Kitchen/Diner & Utility Room
    - Gas Central Heating & Fully Double Glazed
- Landscaped Side & Rear Gardens With Veranda & Summer House
  - Detached Double Garage & Off Street Parking
  - Non-Estate Sought After Village Location
  - EPC Rating C/ Council Tax Band - C/Annexe - C



**FENTONS**  
ESTATE AGENTS



“Vista Cottage” is a stunning, character filled THREE BEDROOM DETACHED HOUSE with a ONE BEDROOM ANNEXE, ideally situated in the heart of the sought after semi-rural village of Kirby-le-Soken. Beautifully presented throughout, this charming family residence combines stylish interiors with an abundance of character features, including an inglenook fireplace with wood burner and exposed floorboards. The main house offers spacious open-plan living, featuring a lounge, kitchen and dining area, along with three bedrooms, a family bathroom, utility room and cloakroom. The attached annexe, which can be accessed directly from the main house, provides flexible additional accommodation with a generous lounge, double bedroom and shower room. Set within attractive gardens, the property enjoys a delightful cottage-style front garden and a private rear courtyard with paved and decked areas. Designed for both relaxation and entertaining, the rear garden includes a koi pond, space for a hot tub, covered veranda, log store, storage shed and summerhouse. Further benefits include a large double garage and off-road parking, accessed via Vista Avenue. Kirby-le-Soken itself offers a village store, the popular Ship Public House and easy access to the picturesque Walton 'Backwaters'.

Accommodation comprises of approximate room sizes

Hardwood entrance door leading to:-

#### Entrance Area

Original solid wood flooring. Radiator. Part original wood beamed divider. Open access to:-

#### Lounge

18'7" x 13'4"

Original solid wood flooring. Brick built fireplace with inset log burner. Stair flight to first floor. Radiator. Two sealed unit double glazed Georgian style windows to front. Open aspect to:-

#### Kitchen/Diner

16'3" x 10'5"

Fitted with a range of modern country style fronted units. Rolled edge wood effect worksurfaces. Inset ceramic bowl sink and drainer unit with mixer tap. Space for Rangemaster style cooker with extractor hood above. Further selection of matching units at both eye and floor level. Part tiled walls. Original solid wood flooring. Vaulted ceiling with Velux. Two sealed unit double glazed Georgian style windows to rear. Sealed unit double glazed French doors giving access to side. Door to:-

#### Utility Room

16'10" x 7'1"

Fitted with a range of beech effect fronted units. Marble effect rolled edge worksurfaces. Inset stainless steel bowl sink and drainer unit. Plumbing for washing machine. Space for fridge/freezer. Fitted shelving. Part tiled walls. Tiled flooring. Vaulted ceiling with extractor fan and Velux window. Hardwood door giving access to rear. Door to:-

#### Cloakroom

White suite comprises low level w/c. Wash hand basin with tiled splashback. Tiled flooring. Extractor fan. Obscured sealed unit double glazed Georgian style window to rear.

#### Annexe Lounge

15'10" x 13'5"

Two radiators. Three sealed unit double glaze Georgian style windows to front. Sealed unit double glazed Georgian style window to side. Door to:-

#### Annexe Shower Room

White suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Panelled bath. Fitted shower cubicle with wall mounted integrated rainfall shower and separate attachment. Part tiled walls. Vaulted ceiling. Extractor fan. Heated towel rail. Velux. Obscured sealed unit double glazed Georgian style window to rear.

#### Annexe Bedroom

10'6" x 9'7"

Vaulted ceiling. Radiator. Sealed unit double glazed Georgian style window to side. Sealed unit double glazed French doors giving access to rear.

#### First Floor Landing

Two built in storage cupboards. Velux window. Door to:-

#### Bedroom

12'7" max x 13'5"

Radiator. Sealed unit double glazed window to front. Velux window to rear.

#### Bedroom

13'6" x 11'1"

Original solid wood flooring. Radiator. Three built in wardrobes. Velux window to rear. Sealed unit double glazed window to front.

#### Bedroom

7' x 7'2"

Radiator. Velux window to front.

#### Bathroom

White suite comprises low level w/c. Pedestal wash hand basin. Panelled bath with wall mounted integrated shower. Built in storage cupboard. Part wood panelled walls. Extractor fan. Georgian style heated towel rail. Sealed unit double glazed window to front.

#### Outside - Side

Part raised wood decked seating area. Sunken pond with water feature. Enclosed by brick wall with inset feature shelving. Gate giving access to rear. Open access to:-

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#### Outside - Rear

Low maintenance. Mediterranean style with large paved patio areas. Private access door to double garage. Undercover veranda with power and lighting. Door leading to storage shed. Sealed unit double glazed French doors leading to summer house. Part raised beds. Outside lights. Outside tap.

#### Outside - Front

Majority laid to lawn. Beds stocked with array of flowers, shrubs and bushes. Storm porch leading to entrance door. Hardstanding driveway leading to double garage which can be found at the rear of the property.

#### Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: C

Payable 2026/2027 £2059.18 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For Current Correct

Information Please Visit: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non Standard Property Features To Note: The main property and the annexe are on two separate council tax bills which are both C rating.

#### AML

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 -

When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.



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Disclaimer - Wide Angle Lens Etc

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

**REFERRAL FEES**

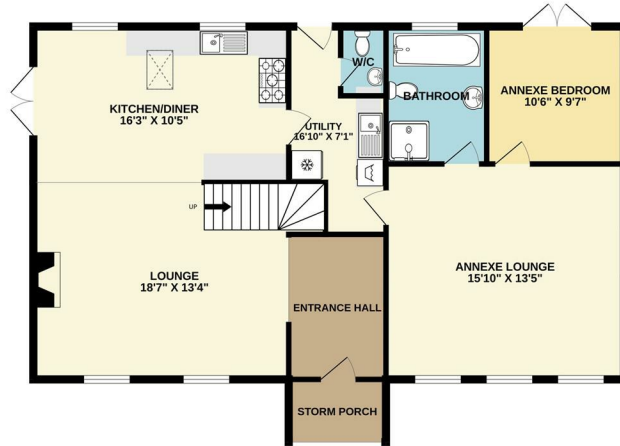
You will find a list of any/all referral fees we may receive on our website



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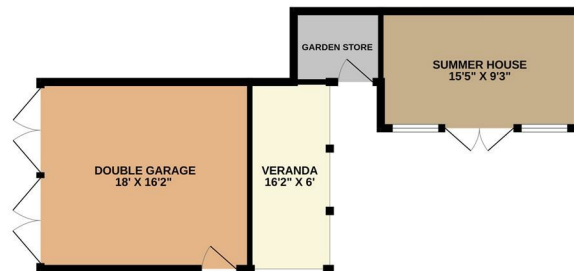
GROUND FLOOR



1ST FLOOR



OUT BUILDINGS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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01255 779810

info@fentonsstates.co.uk

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Council Tax Band

C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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