

WESTBURY ROAD, GREAT HOLLAND, ESSEX, CO13 0JB

Price

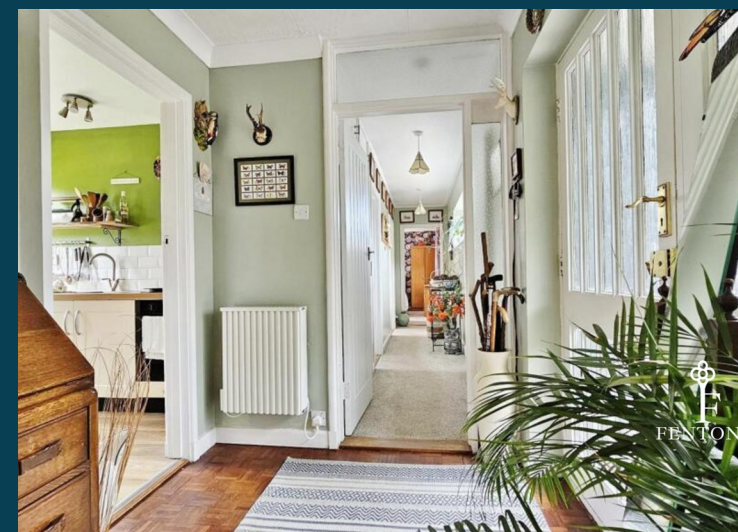
£420,000

FREEHOLD

- Two Bedrooms
- Substantial Sized Plot With Mature & Private Gardens
 - Unique & Characterful Design
 - West Facing Garden
 - Art Studio/Hobby Room
- Garage & Off Street Parking With In & Out Driveway
 - Excellent Potential To Extend S.T.P.P.
 - Highly Desirable Private Road
 - Sought After, Semi-Rural Location
- Council Tax Band - B / EPC Rating - G



FENTONS
ESTATE AGENTS



Located within a peaceful private lane in the desirable village of Great Holland, Fentons are delighted to bring to market this unique and characterful, TWO BEDROOM DETACHED BUNGALOW. 'Greystones' occupies a substantial plot and offers a wonderful opportunity for those seeking something a little different. The property boasts a generous WEST FACING garden, along with a versatile art studio/hobby room, touring caravan to remain and excellent potential to extend or further enhance the accommodation, subject to the necessary planning permissions. Westbury Road is conveniently positioned approximately three quarters of a mile from Kirby Cross mainline railway station, with Frinton's town centre and picturesque seafront around two miles away, this distinctive home combines a peaceful setting with excellent accessibility. An early internal inspection is highly recommended to fully appreciate all that this property has to offer.

Accommodation comprises of approximate room sizes

Sealed unit double glazed sliding patio door leading to:

Porch

Parquet flooring. Electric radiator. Obscured window to front. Doors to:

Entrance Hall

Parquet flooring. Electric radiator. Obscured window to front. Doors to:

Lounge

18' x 13'4"

Parquet flooring. Tiled hearth with log burner. Wall lights. Electric radiator. Windows to side and rear aspect. Sealed unit double glazed double sliding patio doors leading to rear garden.

Kitchen/Diner

10'7" x 10'2"

Fitted with a range of matching fronted units. Wooden hard edge work surfaces. Inset one and a half stainless bowl sink. Inset four ring electric hob with electric oven under. Further selection of matching units both at eye and floor level. Plumbing for washing machine. Space for fridge/freezer. Part tiled walls. LVT flooring. Double glazed window to rear. Double glazed hardwood door leading to rear garden.

Hallway

Built in storage cupboard. Built in airing cupboard housing floor mounted electric boiler with further integral shelving above. Electric radiator. Windows to front. Doors to:

Bathroom

Modern white suite comprises of low level WC. Vanity wash hand basin with mixer tap and

cupboard under. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Part mosaic tiled walls. LVT flooring. Extractor fan. Electric radiator. Obscured double glazed window to rear.

Bedroom 1

13'11" x 11'4"

Built in wardrobe. Electric radiator. Double glazed window to front and rear aspect.

Bedroom 2

10' x 9'

Built in wardrobe. Integral shelving. Electric radiator. Sealed unit double glazed window rear.

Outside - Rear

Part paved area. Remainder laid to lawn. Beds stocked with an array of trees, shrubs, flowers and bushes. Sheds to remain. Outside sockets, lights and tap. Featured sunken ponds. Workshop to remain with additional under cover work area and ideal for log storage which is laid to soil and shingle. Touring caravan to remain with power and light connected. Private access to art studio/hobby room. Private access door leading to:

Garage

16'6" x 8'

Fitted rolled edge work surface with space for tumble dryer and further white good appliances under. Power and light connected. Fitted shelving. Hardwood door leading to:

Art Studio/Hobby Room

14' x 7'4"

Fitted shelving. LVT flooring. Power and light connected. Sealed unit double glazed windows overlooking a beautifully maintained garden with double doors accessing onto a shingled area perfect for seating.



Touring Caravan

14'9" x 6'6"

Fitted kitchen with covered gas hob (calor gas) with oven under. Inset ceramic bowl sink and drainer unit. Integrated fridge. Wash hand basin with wooden work surface and cupboards under. Portaloo toilet. Wall mounted shower attachment. Fitted seating and cushions with fitted table. Pull out double bed. Additional high level cupboards. Wood effect vinyl flooring. Windows to all aspects.

Outside - Front

In and out shingled driveway providing off street parking for several vehicles leading to garage with up and over door. Remainder laid to lawn. Beds stocked with trees, shrubs and hedges.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: D

Payable 2026/2027 £2316.58 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): No

(Electricity): Yes

(Water): Yes

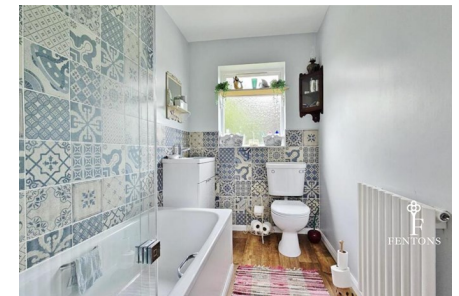
(Sewerage Type): Mains Drainage

(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: N/A



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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.

REFERRAL FEES

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

Disclaimer - Wide Angle Lens Etc

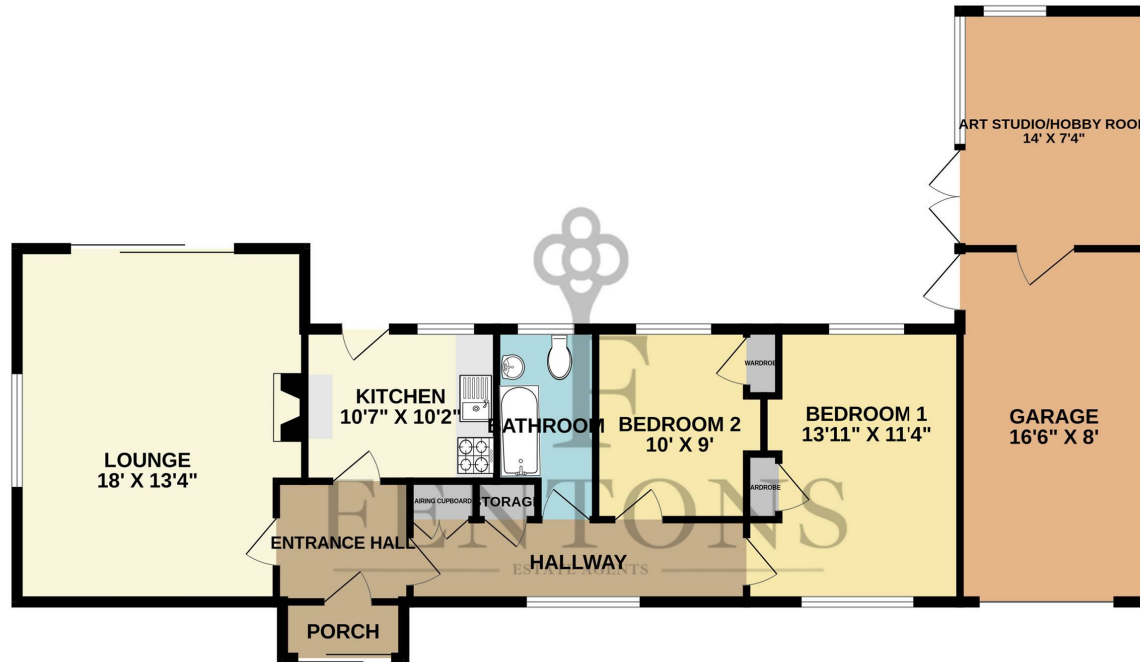
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GROUND FLOOR



WESTBURY ROAD

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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Call us on

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Council Tax Band

D



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

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