

## Wrabness Road, Ramsey, Harwich

\*\*\*GUIDE PRICE £375,000-£400,000\*\*\* Cedars is a thoughtfully renovated detached home, set within a generous plot on Wrabness Road, Ramsey. The house has been carefully updated throughout, balancing clean, contemporary finishes with warmth and texture. Internally, spaces are calm and well-proportioned, while externally, the gardens are a defining feature - mature, private and alive with seasonal colour and wildlife. The setting offers a rare combination of rural quietude and excellent connectivity.

Guide price £375,000

# Wrabness Road

Ramsey, Harwich, CO12



- Detached bungalow set within a deep, mature plot
- Light-filled kitchen and dining space forming the heart of the home
- Ample off-street parking for six or more vehicles and a detached garage
- Recently renovated throughout, including full rewire (2022) and new kitchen and bathroom
- Living room with Chesney 5 log burner and bespoke finishes
- Peaceful village setting close to the Stour Estuary, woodland and rail connections
- Expansive garden with fruit trees, magnolias and acers, rich in wildlife
- Two well-proportioned bedrooms, including garden-facing principal suite

## The Property

The house is arranged across a single storey, with a natural flow between living and sleeping spaces. Entry is via a bright porch, where solid oak window sills and custom-fitted blinds introduce the material palette found throughout. Underfoot, flooring runs seamlessly into the main body of the house, reinforcing a sense of cohesion.

The living room sits to one side and is centred around a Chesney 5 log burner set on a slate hearth, creating a natural focal point. The chimney has been recently lined and regularly maintained. Soft finishes, including 100% wool carpet and custom electric blinds, lend a sense of quiet comfort, while a built-in electrical cupboard also provides useful coat storage.

At the centre of the home is the kitchen and dining space, recently installed in a shaker style with wood effect worktops. A full-height pantry with bespoke shelving offers excellent storage, and integrated appliances include the oven and dishwasher. The space is naturally bright and ideally suited to both everyday living and entertaining with ample room for a large dining table.

A side porch or utility area extends from the kitchen, with a timber worktop and space for laundry appliances, providing a practical transition between house and garden.

The bedrooms are set more privately. The principal bedroom is particularly peaceful, with custom-built wardrobes by a local maker and glazed double doors opening directly onto the garden. The second bedroom is also well-proportioned, with a built-in wardrobe and views across the greenery outside.

The bathroom has been recently completed with a calm, contemporary finish. Large-format tiles, a walk-in shower, bath and N&C fittings create a space that feels both functional and refined. A new window enhances natural light.

Throughout the house, careful improvements have been made, including replastered ceilings, new skirting, coving and interior doors, as well as updated flooring. The house was fully rewired in 2022, and the oil boiler has been consistently serviced.

## The Outside

The gardens at Cedars are a standout feature. Both front and rear spaces are well-established, with a rich variety of planting including fruit trees, magnolias and acers, which bring seasonal blossom and colour.

To the rear, a block-paved terrace captures sunlight throughout the day and into the evening, providing an ideal setting for outdoor dining. The lawn extends beyond, framed by mature hedging and trees that create both privacy and a sense of depth.

The garden is also notable for its wildlife, with regular sightings of muntjac deer, woodpeckers, swallows and a variety of songbirds, lending a distinctly rural character.

To the front and side, there is ample parking for six or more vehicles, along with access to a detached garage. The garage has been well maintained, with updated brickwork, guttering and windows within the last four years, and includes its own fuse box and multiple power sockets.



Floor Plan

**Cedars, Wrabness Road, Ramsey, Harwich, CO12 5NE**

Approximate Gross Internal Area = 969 sq ft / 90 sq m  
 Garage = 209 sq ft / 19.4 sq m  
 Total = 1178 sq ft / 109.4 sq m

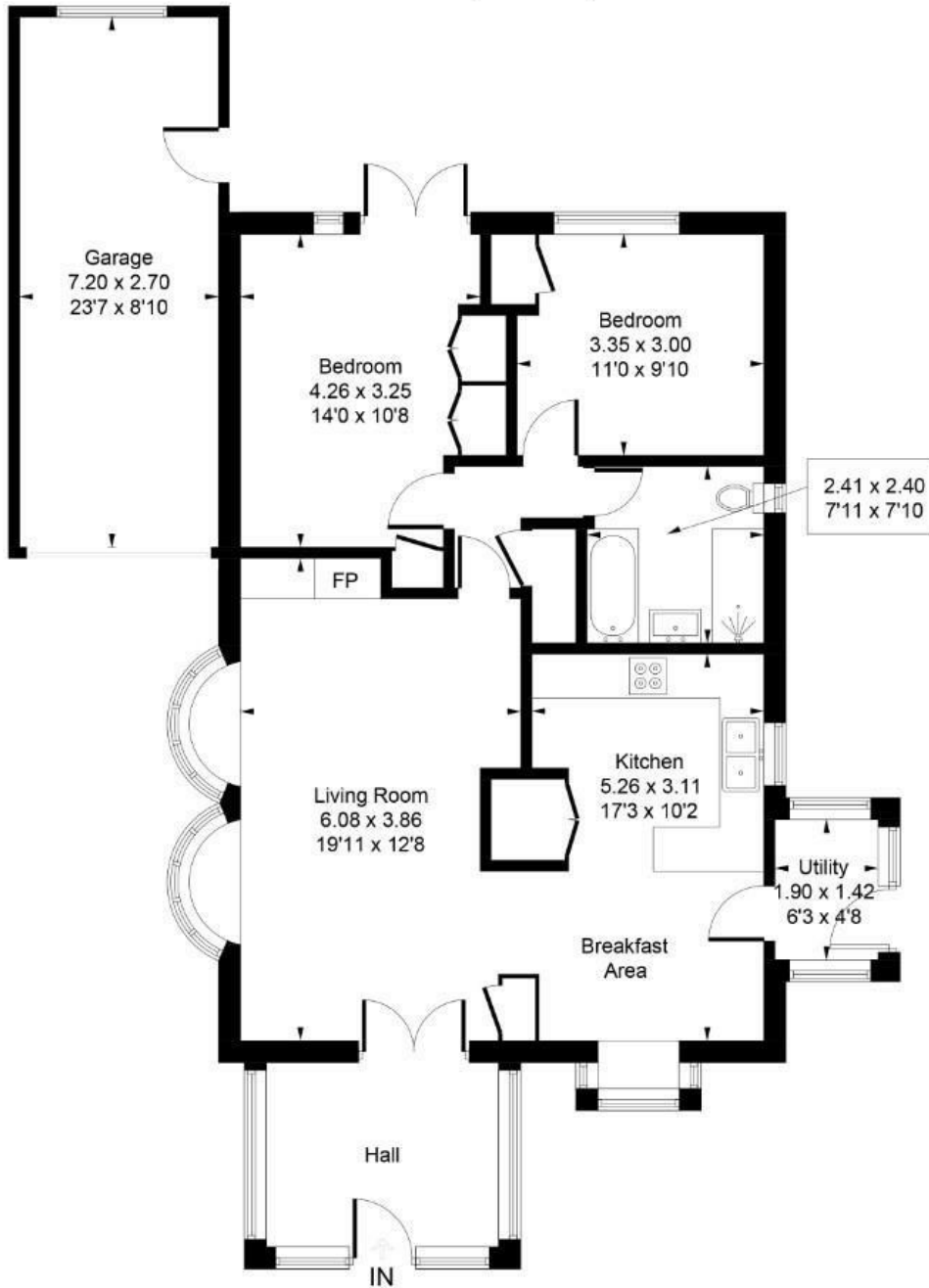


Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
45	77		
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	