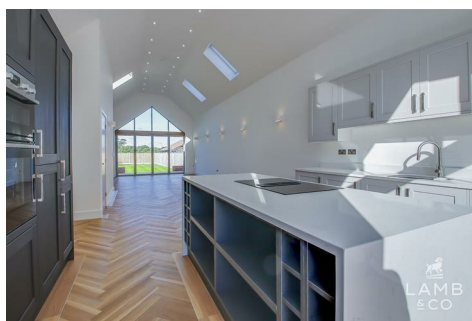




LAMB & CO

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Inspired by **property**, driven by **passion**.



CLACTON ROAD, WEELEY, CO16 9DN

GUIDE PRICE £800,000

**** GUIDE PRICE £800,000 - £850,000 **** Almost completely rebuilt to a bespoke specification with every detail carefully considered, we are proud to present 'Oak Trees'. This exquisite detached property oozes class both externally and internally, offered in brand new condition with the convenience of no onward chain. Boasting a generous third of on a acre plot with hand cut Oak, double cart lodge and an impressive 1,776 Sq Ft of accommodation.

- Four Bedrooms
- Brand New Condition
- 1,776 Sq. Ft
- 44'0 Open Plan Kitchen/Living/Dining Room
- En Suite to Bedroom One
- EPC TBC
- Field Views to Rear
- Hand Cut Oak Double Cart Lodge
- Third of an Acre Plot

LOCATION

The property is set back from the road in the desirable village of Weeley offering the best of countryside living combined with accessibility. Weeley train station is just a short walk away offering direct links to London Liverpool Street and less than 1.5 miles from the A133 offering easy access to Colchester, the A12 and beyond. Across the street there is access to Weeleyhall Woods, offering countryside walks in a designated Site of Special Scientific Interest.

EXTERNAL

The property sits on a plot of approximately a third of an acre with a huge frontage of around 100' offering parking for several vehicles with a manicured lawn and granite chipped driveway leading to the detached Oak framed, double cart lodge. The front elevation of the bungalow features many show-stopping details with herringbone brickwork detail, feature lighting, full length aluminium windows and an impressive roof line with meticulous detail. The West facing rear garden offers a sizeable patio and large lawn backing onto paddocks with far reaching countryside views and measures approximately 90' in length.

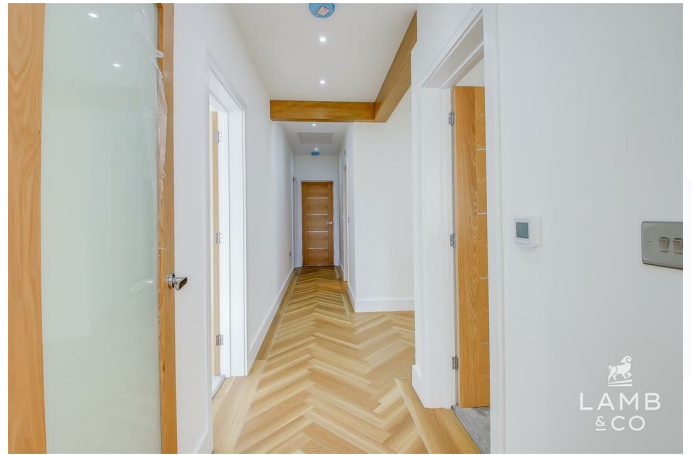
INTERNAL

Truly unique, the property offers an abundance of space, filled with natural light and a layout that flows. There are four bedrooms in total with a luxury en-suite to the master bedroom and a four piece family bathroom. The piece de resistance has to be the huge open plan living space being 44' long and boasting a vaulted ceiling with electronically controlled velux windows, bi-folding doors with feature glass gable and full height glazing to front. The kitchen area includes an island with waterfall Quartz worktops and integrated appliances, there is also a separate utility room. The bungalow offers luxury Herringbone LVT flooring through the entrance hall and living space and Oak veneer doors with chrome inlays, this property is a stunning example, rarely seen locally.

PORCH

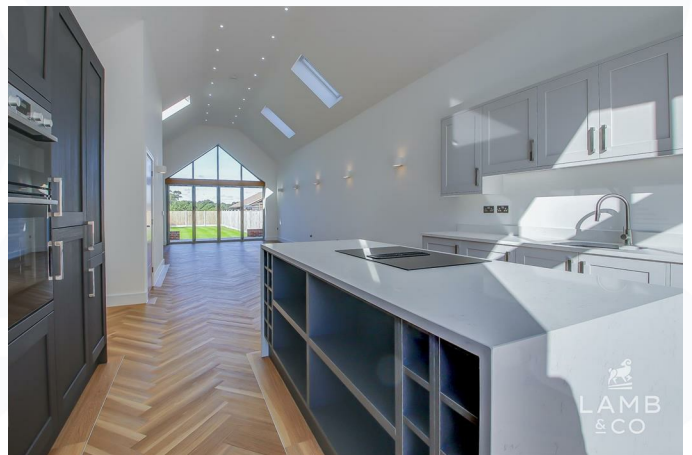


ENTRANCE HALL



KITCHEN/DINING/LIVING

44'0 x 16'7 max (13.41m x 5.05m max)



KITCHEN AREA



BEDROOM ONE

15'8 x 11'6 (4.78m x 3.51m)



LIVING/DINING SPACE

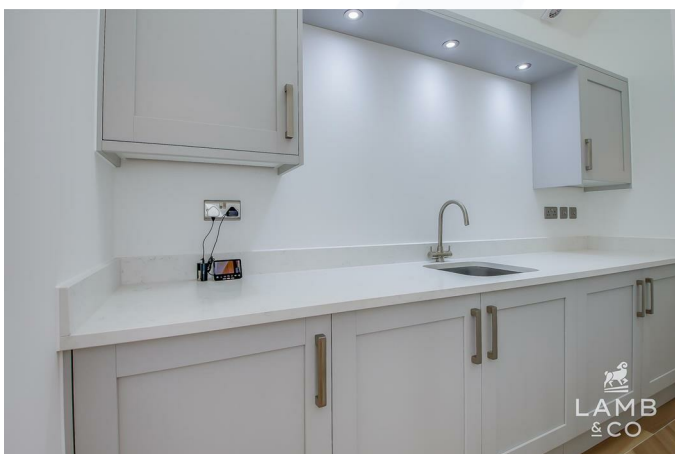


EN SUITE



UTILITY ROOM

10'0 x 4'2 (3.05m x 1.27m)



BEDROOM TWO

16'9 into bay x 11'7 (5.11m into bay x 3.53m)



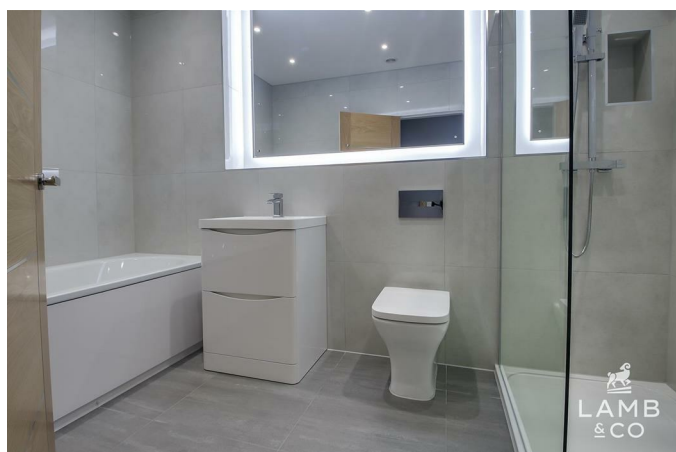
BEDROOM THREE

14'4 into bay x 11'9 (4.37m into bay x 3.58m)



BATHROOM

10'11 x 6'6 (3.33m x 1.98m)



BEDROOM FOUR

8'10 x 8'5 (2.69m x 2.57m)



OUTSIDE

REAR GARDEN



FIELD VIEWS



DOUBLE CART LODGE



AERIAL VIEW



Additional Info

Council Tax Band: D

Heating:

Services:

Broadband: Ultrafast

Mobile Coverage:

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Very Low

Additional Charges: No

Seller's Position: No Onward Chain

Garden Facing: South

Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order,

however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

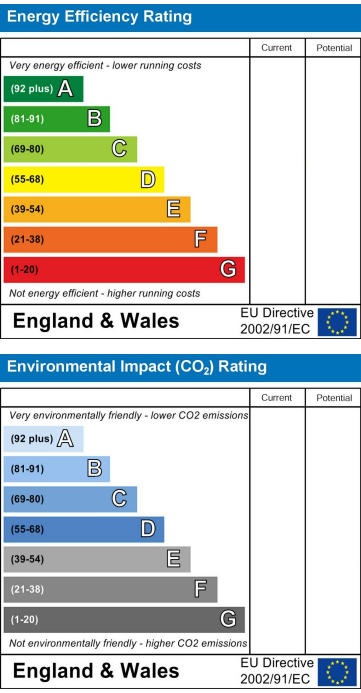
ANTI-MONEY LAUNDERING REGULATIONS 2017

- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Map

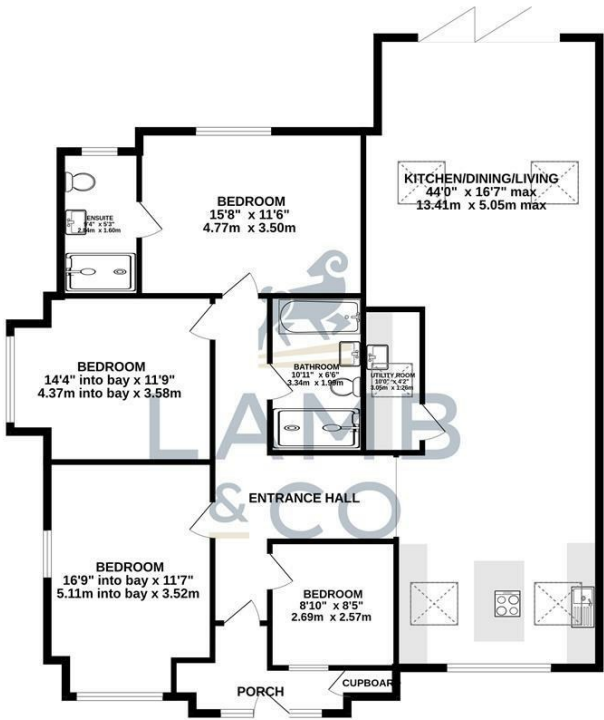


EPC Graphs



Floorplan

GROUND FLOOR
1776 sq.ft. (165.0 sq.m.) approx.



TOTAL FLOOR AREA: 1884sq ft (175.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix (2024)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.