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Sheen's
The Action Agents



White Thatch, St. Johns Road Clacton-On-Sea, CO16 8DD

'White Thatch' is a beautifully presented and extended TWO BEDROOM DETACHED COTTAGE, located in the charming Essex coastal town of Clacton-on-Sea. Originally dating back to the the mid-18th century, this thatched cottage boasts a unique character that is sure to captivate any prospective buyer.

Situated in an established non-estate location, local shopping amenities in both the heart of Great Clacton and Brook Park Shopping Centre & Country Park are around half a mile away. Clacton's town centre, sea front and mainline railway station are approximately one and a quarter miles away.

The property is suitable for all age groups with a spacious ground floor Bedroom and Bathroom, whilst offering an additional upstairs Bedroom and Dressing Room/Study for guests. An early inspection is strongly advised to appreciate this unique home which offers a delightful blend of historical charm and modern comfort along with its well kept landscaped gardens and feature octagonal Swimming Pool.

- **Two Double Bedrooms**
- **11'5 Dressing Room/Study**
- **Two Reception Rooms**
- **12'4 x 8'2 Sun Lounge**
- **15'1 x 7'4 Fitted Kitchen**
- **Three Piece Ground Floor Bathroom**
- **Gas Heating & Double Glazed Windows**
- **Landscaped Gardens with Swimming Pool**
- **20' x 10' Garage & Multiple Parking Areas For Numerous Vehicles**
- **EPC Rating D & Council Tax C**



Price £325,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Hard wood entrance door to:

ENTRANCE PORCH

5'5 x 3'3

Leaded light effect double glazed window to front and side.
Feature leaded light effect double glazed port hole window to front. Internal window and part glazed wooden door to:



LOUNGE

11'6 x 10'9 max

Exposed brick and beams. Brick fireplace with inset electric fire (not tested). Radiator. Leaded light effect double glazed port hole window to front. Door to leading to stair flight to first floor rooms. Further door to dining room.



DINING ROOM

11'5 x 8'9 narrowing to 5'11

Exposed beams. Radiator. Built in under stairs storage cupboard. Feature brick fire surround. Leaded light effect double glazed window to side. Leaded light effect double glazed port hole window to rear. Open access to kitchen.



KITCHEN

15'1 x 7'4

Fitted with a range of antique White panel laminate fronted units comprises laminated rolled edge work surfaces with a range of cupboards and drawers below. Range of matching wall mounted units incorporating part glass fronted display cabinets and display shelving. Inset single drainer sink unit with mixer tap. Range cooker space with fitted extractor hood above. Integrated dishwasher. Under counter fridge and freezer. (All appliances not tested). Space and plumbing for concealed washing machine. Part tiled walls. Tiled flooring. Leaded light effect double glazed window to side. Internal glazed window to conservatory. Open access to inner lobby. Glazed wooden door to conservatory.



SUN LOUNGE

12'4 x 8'2

Radiator. Solid roof. Double glazed windows to sides and rear. Double glazed sliding patio doors overlooking rear garden.



INNER LOBBY

Door to:

BEDROOM ONE

15'1 x 8'11

Leaded light effect double glazed window to side. Leaded light effect double glazed port hole window to front.



BATHROOM

11'9 max x 5'4

Fitted with a three piece suite comprising panelled jacuzzi bath with central taps with wall mounted shower over. Low level W.C. Pedestal wash hand basin. Fully tiled walls. Tiled flooring. Decorative radiator heated towel rail. Leaded light effect double glazed window to side. Built in airing cupboard housing gas combination boiler (not tested).



FIRST FLOOR

DRESSING ROOM/STUDY

11'5 x 8'9 max

Built in double wardrobe. Radiator. Exposed beams. Part sloping ceilings. Leaded light effect double glazed window to front. Exposed brick chimney breast. Open access to:



BEDROOM TWO

11'5 x 10'9

Part sloping ceilings. Fitted wardrobes and drawer units. Leaded light effect double glazed window to front.



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OUTSIDE FRONT

The property benefits from having multiple parking areas with block paved driveway providing off street parking for numerous vehicles with mature shrubs. The property also benefits from shared access to the left side of the property which gives vehicle access leading to stable style gates which currently give space for additional parking for caravan/ campervan type vehicles. Additional access to detached garage with power and light connected (20' x 10'11). Side pedestrian access leading to outside rear garden.



DETACHED GARAGE



ADDITIONAL PARKING AREA



OUTSIDE REAR

Approx 60' x 60' Garden. The property is situated on a substantial plot which is beautifully landscaped providing well kept lawn areas with an array of mature trees, shrubs and borders. Wooden decked patio area. Additional paved patio area with brick built sheds. Greenhouse. Feature sunken octagonal shaped swimming pool.



ALTERNATE VIEW OF GARDEN



OCTAGONAL SWIMMING POOL

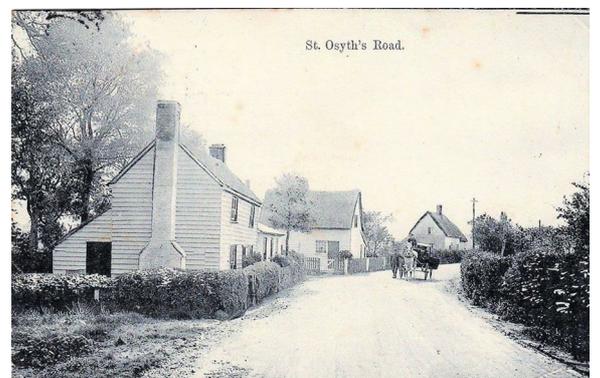
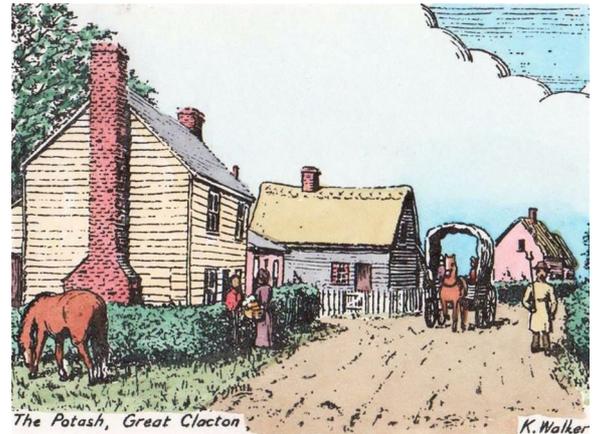


SIDE VIEW OF COTTAGE



HISTORICAL IMAGES OF WHITE THATCH

The sellers have provided us with some original historical images of the cottage.



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C; Payable 2026/2027 £1978.64 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: Thatched Roof which was replaced approximately 2016.

JE 10/25

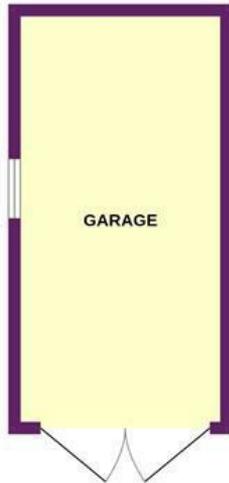
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

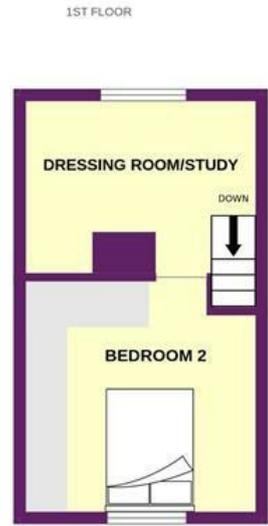
Particular Disclaimer

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.





GROUND FLOOR



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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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