



## Addison Road Great Holland, CO13 0HU

Nestled in the tranquil village of Great Holland, is this charming DETACHED, CHARACTER SIX BEDROOM HOUSE with an ANNEXE. Located in a quiet, private no through road this stunning property boasts four reception rooms, two bathrooms, two kitchens and utility room and occupies a generous plot of 0.257 of an acre. The secluded rear garden measures an impressive 80'x 80' with the front offering ample off street parking leading to a double garage. The property is surrounded by the peaceful countryside in a semi-rural village and with direct links to the sought after coastal town of Frinton-on-Sea an early inspection is highly recommended to fully appreciate the accommodation which is on offer.

- Stunning Character Property
- Six Bedrooms & Four Reception Rooms
- Self Contained Annex
- Sought After Private Road, In A Semi-Rural Village
- 0.257 Of An Acre Plot
- 80' x 80' Rear Garden
- No Onward Chain
- Ample Off Street Parking & Double Garage
- Must Be Viewed
- EPC Rating - E / Council Tax Band - E



**Price £600,000 Freehold**



Accommodation comprises with approximate room sizes:-

Glazed entrance door leading to:-

### Entrance Porch

Tiled flooring. Windows to front aspect. Georgian style windows to side aspect. Part glazed hardwood stable door leading to:-



### Entrance Hall

Original parquet flooring. Stair flight to first floor. Radiator. Door to:-



### Office

12'1" x 12'

Inset brick built fireplace. Fitted shelving and storage cupboard. Laminate flooring. Part beamed ceiling. Radiator. Sealed unit double glazed leadlight window to front.



## Sitting Room

13'11" x 11'11"

Fireplace with inset cast iron fire and tiled surround. Original parquet flooring. Radiator. Beamed ceiling. Sealed unit double glazed leadlight window to front.



## Kitchen

10' x 9'2"

Fitted with a range of matching fronted units. Marble effect rolled edge worksurfaces. Enclosed free standing gas boiler. Inset one and a half bowl sink drainer unit with mixer tap. Space for cooker with extractor hood above. Stainless steel upstands. Further selection of matching units at both eye and floor level. Tiled flooring. Built in storage cupboard with further worksurfaces and storage cupboards and drawers. Radiator. Georgian style secondary glazed windows to side and rear. Door to:-



### Laundry Room

8' x 4'4"

Tiled flooring. Sealed unit double glazed Georgian style window to side. Sealed unit double glazed Georgian style door giving access to side. Door leading to:-



### Utility Room

7'10" x 6'10"

Range of matching base level storage units. Wood effect rolled edge worksurface with inset butler sink and tiled splashback. Plumbing for washing machine. Tiled flooring. Extractor fan. Obscured sealed unit double glazed Georgian style window to rear.



### Dining Room

18'10" max x 12'

Inset cast iron original Range. Fitted eye level and base storage. Original parquet flooring. Radiator. Secondary double glazed Georgian style window to rear. Fitted Welsh dresser. Door leading to annex.





### First Flooring Landing

Loft access with pull down ladder. Radiator. Doors to all rooms. Door to:-



### Master Bedroom

16'6" x 12'1"

Cast iron feature fireplace. Original floorboards. Built in wardrobe. Beamed ceiling. Sealed unit double glazed leadlight window to front.



### Bedroom 2

14'1" x 12'1"

Built in double wardrobe. Cast iron feature fireplace. Original floorboards. Beamed ceiling. Sealed unit double glazed leadlight window to front.



### Bedroom 3

12'1" x 11'1"

Fitted wardrobes. Fitted shelving. Cast iron feature fireplace. Original floorboards. Radiator. Secondary double glazed Georgian style window to rear.



### Bedroom 4

10'2" x 9'2"

Fitted wardrobes. Built in airing cupboard. Original floorboards. Beamed ceiling. Secondary double glazed Georgian style windows to side and rear.



### Shower Room

Modern fitted white suite comprising double length fitted shower cubicle with wall mounted electric shower. Low level w/c. Vanity wash hand basin with storage cupboards under. Fully tiled walls. Vinyl flooring. Loft access. Wall mounted electric heater. Radiator. Obscured sealed unit double glazed window to rear.



### Annex:-



## Lounge

23'5" x 14'8"

Stair flight to first floor. Two radiators. Glazed window to kitchen. Sealed unit double glazed leadlight window to front. Secondary double glazed Georgian style window to side. Secondary double glazed French style doors with matching full length glazed panels giving access to side. Door to:-



## Kitchen

14'7" x 6'10"

Fitted with a range of matching fronted units. Marble effect rolled edge worksurfaces. Inset stainless steel bowl sink drainer unit. Space for cooker with extractor hood above. Part tiled walls. Space for fridge & freezer. Plumbing for washing machine. Tiled flooring. Radiator. Secondary double glazed Georgian style window to rear. Door to:-



## Entrance Porch / Sun Room

8'3" x 7'8"

Polycarbonate roof. Windows to front, side and rear aspects. Obscured door giving access to side.

## First Floor Landing

Door to:-



## Annexe Bedroom One

14'8" x 10'8"

Fitted wardrobes with overhead storage. Radiator. Double glazed Velux window. Sealed unit double glazed leadlight window to side. Loft access with pull down ladder.



## Annexe Bedroom Two

12'4" x 8'4"

Built in eaves storage. Radiator. Sealed unit double glazed leadlight window to side.





## Bathroom

White suite comprises low level w/c. Wash hand basin. Panelled bath with wall mounted electric shower. Tiled splashbacks. Radiator. Double glazed Velux window.



## Outside - Rear

80' x 80'

Courtyard area. Majority laid to lawn. Borders well stocked with flowers, shrubs and bushes. Further array of mature shrubs and bushes. Apple tree. Double length storage shed with power and lighting connected. Summerhouse. Further storage shed. Greenhouse to remain. Private access door to garage. Enclosed by panelled fencing. Access to front via both sides. Outside light.



### Alternate Outside - Rear



### Outside - Front

Part laid to lawn. Borders well stocked with flowers, shrubs and bushes. Driveway providing ample off street parking for several vehicles leading to double garage with swinging doors.





## Double Garage

21'10" x 15'1"

Windows to both sides. Double doors leading to rear garden.



## Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

## JAF/07.25

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, 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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## GROUND FLOOR



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## Selling properties... not promises

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