



Landermere Road Thorpe-Le-Soken, CO16 0LQ

Situated in the heart of the desirable village of Thorpe-le-Soken, Sheen's Estate Agents are delighted to bring to market this truly STUNNING, THREE BEDROOM DETACHED CONVERTED CHAPEL. Being offered with NO ONWARD CHAIN this property beautifully combines timeless charm and character with high-quality contemporary living. Brimming with original features including arched windows and impressive proportions, this unique home offers bright, stylish accommodation throughout. Thorpe-le-Soken is a highly sought-after Essex village, known for its picturesque surroundings, strong sense of community and excellent amenities including independent shops, cafés, schooling and convenient rail links to London. With countryside and coastline nearby, it offers the perfect balance of village charm and connectivity. A rare opportunity to acquire an individual, turnkey home in one of the area's most popular locations. Early viewing is highly recommended.

- Three Bedrooms with Two En-Suites
- Converted Chapel
- No Onward Chain
- Stunning Throughout
- 22" Living Area
- Mezzanine Style Bedroom
- Village Location
- Close to Shops, Amenities & Train Links to London
- EPC Rating - C
- Council Tax Band - C



Price £350,000 Freehold

The accommodation comprises approximate room sizes:

Hardwood entrance door to:-

Entrance Hall

Tiled flooring. Radiator. Doors to:-



Bathroom

White suite comprises of low level w/c. Vanity wash hand basin with storage cupboards under. Fitted panelled bath with wall mounted shower attachment. Heated towel rail. Fully tiled walls and flooring. Cupboard housing hot water cylinder. Obscured sealed unit double glazed window to front.



Kitchen

11'10" x 13'8"

Fitted in a range of matching fronted units. Rolled edge work surfaces. Inset stainless steel one and a half bowl sink and drainer unit. Fitted six ring gas hob with oven under and extractor hood above. Further range of matching fronted units both eye and floor level. Integrated fridge and freezer. Integrated washing machine and tumble dryer. Cupboard housing boiler. Radiator. Tiled flooring. Skylights. Spotlights. Sealed unit double glazed window to rear aspect. Sealed unit double glazed double doors to:-



Living Area

22'12" x 15'8"

Solid hardwood flooring. Three radiators. Stair flight to Mezzanine bedroom. Sealed unit double glazed window to side. Sealed unit double glazed patio doors to conservatory. Doors to:-



Bedroom Two

11'10" x 11'11"

Radiator. Sealed unit double glazed window to front and side. Opening to:-



Shower Room

White suite comprises of low level w/c. Pedestal wash hand basin with storage cupboard to side. Heated towel rail. Opening to wet room with wall mounted shower attachment. Fully tiled walls and flooring. Spotlights. Extractor fan. Obscured sealed unit double glazed window to front.



Bedroom Three

11'11" x 7'10"

Fitted wardrobes. Radiator. Obscured sealed unit double glazed windows to front and side.



Mezzanine Bedroom

20'2 x 14'9"

Part solid hardwood flooring with integrated spotlights. Radiator. Obscured sealed unit double glazed windows to front and side. Glazed balcony overlooking living area. Door to:-



Ensuite

White suite comprises of low level w/c. Pedestal hand wash basin. Fitted corner shower cubicle with wall mounted shower attachment. Heated towel rail. Spotlights. Fully tiled walls and flooring. Obscured sealed unit double glazed window to front.



Conservatory

17'2" x 7'1"

Tiled flooring. Sealed unit double glazed windows to rear and side. Sealed unit double glazed patio doors to:-



Outside - Rear

Part paved patio area. Remainder laid to lawn. Shed to remain. Access to front via wooden gate. Enclosed by panelled fencing.



Outside - Front

Shingled area providing off street parking. Enclosed by brick wall.



Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C ; Payable 2025/2026 £1944.84 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (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: N/A

DH/02.26

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.

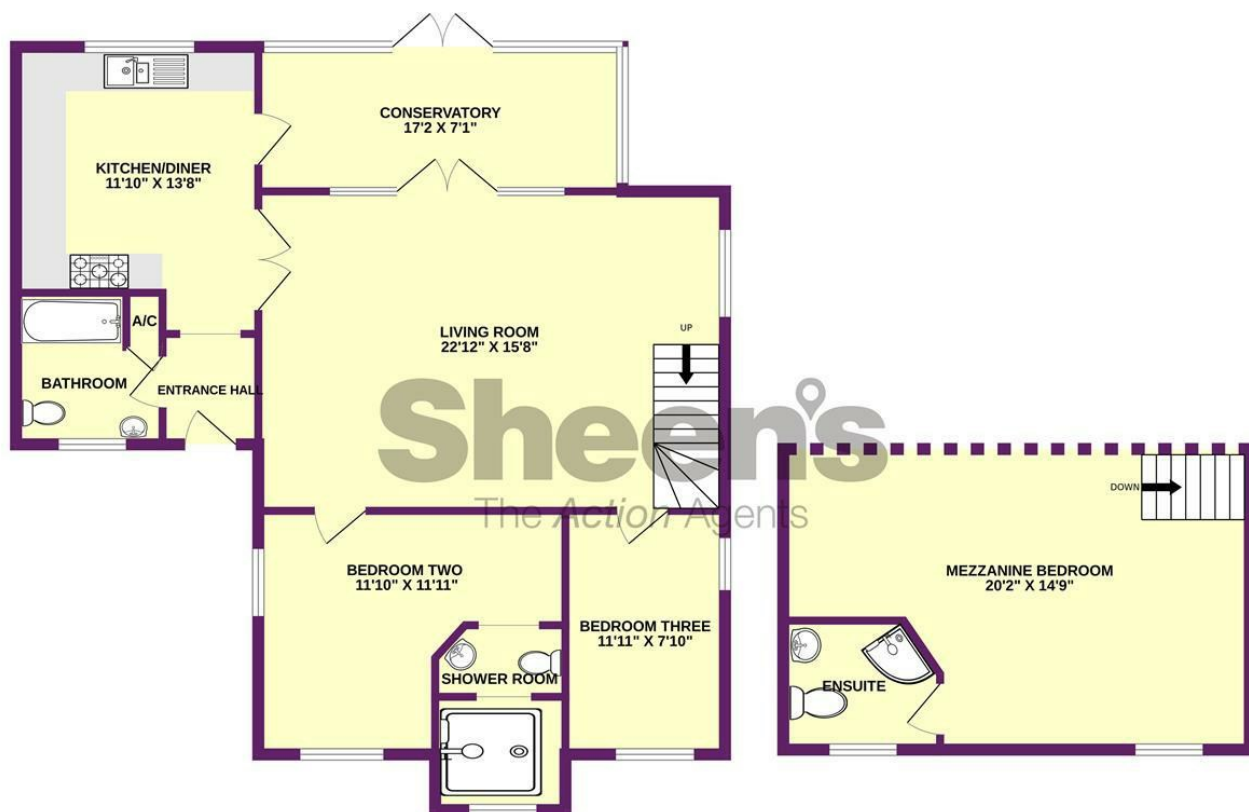
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Agents Note - Restrictive Covenants on Title

Please note we believe there are restrictive covenants on the title of the property. Copy of these can be obtained by request from Sheen's Estate Agents. These should always be looked at by your legal representative who can advise you further

GROUND FLOOR

1ST FLOOR



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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