





## Property Description

Nestled within an exclusive enclave of just 18 residences, this magnificent detached bungalow presents an idyllic retreat for those seeking to downsize without compromise or families desiring space and tranquillity. Perfectly positioned and backing onto serene farmland, the property stands proudly on a substantial plot that approaches a quarter of an acre, offering an enviable south-facing landscaped garden.

Elegance and comfort unite in the well-proportioned interior that boasts a cosy sitting room, graced with a charming bay window, and a separate dining room for hosting memorable gatherings. The kitchen, a culinary haven, comes complete with integrated appliances including a double oven, hob and dishwasher, alongside a practical utility room with space for washing machine.

The residence accommodates three delightful bedrooms, with the principal bedroom being a true sanctuary, featuring a luxurious en-suite and a walk-in wardrobe/dressing area. The design thoughtfully incorporates underfloor heating powered by an eco-friendly air source heat pump, ensuring a warm and inviting atmosphere throughout.

A double garage, along with a generous driveway, provides ample space for several vehicles. This home represents the quintessence of peaceful rural living, offering both the space and high-quality finish to satisfy discerning downsizers and families alike.





#### LOCATION:

Wrabness is a small sought-after semi-rural village, near Manningtree, Essex. The village is located six miles east of Manningtree and six miles west of Harwich close to the North Essex coastline and benefits from All Saints Church, a village hall, railway station, nature reserve, community shop open seven days a week offering fresh produce, groceries and a licenced bar open three evenings a week.

Wrabness is a great location for ramblers be it the many rural walks right on your doorstep or exploring the shores of the peninsula or Wrabness wood. A local GP surgery plus additional Health Centres are located within four miles, whilst the Dovercourt Bay Lifestyles Leisure Centre is less than six miles away. Here you will find a range of wellness and fitness classes for all ages and abilities and also has a 25 metre indoor swimming pool.

There are two 'Good' Ofsted primary schools under three miles away. Manningtree High School and Harwich and Dovercourt High School are the nearest secondary schools and the University of Essex is a half-hour drive. It also affords excellent access to the A120 and Wrabness's railway station which provides trains to Harwich, Manningtree, Colchester and beyond.

#### Agents Notes:

Tenure - Freehold

Council tax - Band E

Services – Mains electric/mains drainage/Mains water

Heating - Underfloor via Air Source Heat Pump

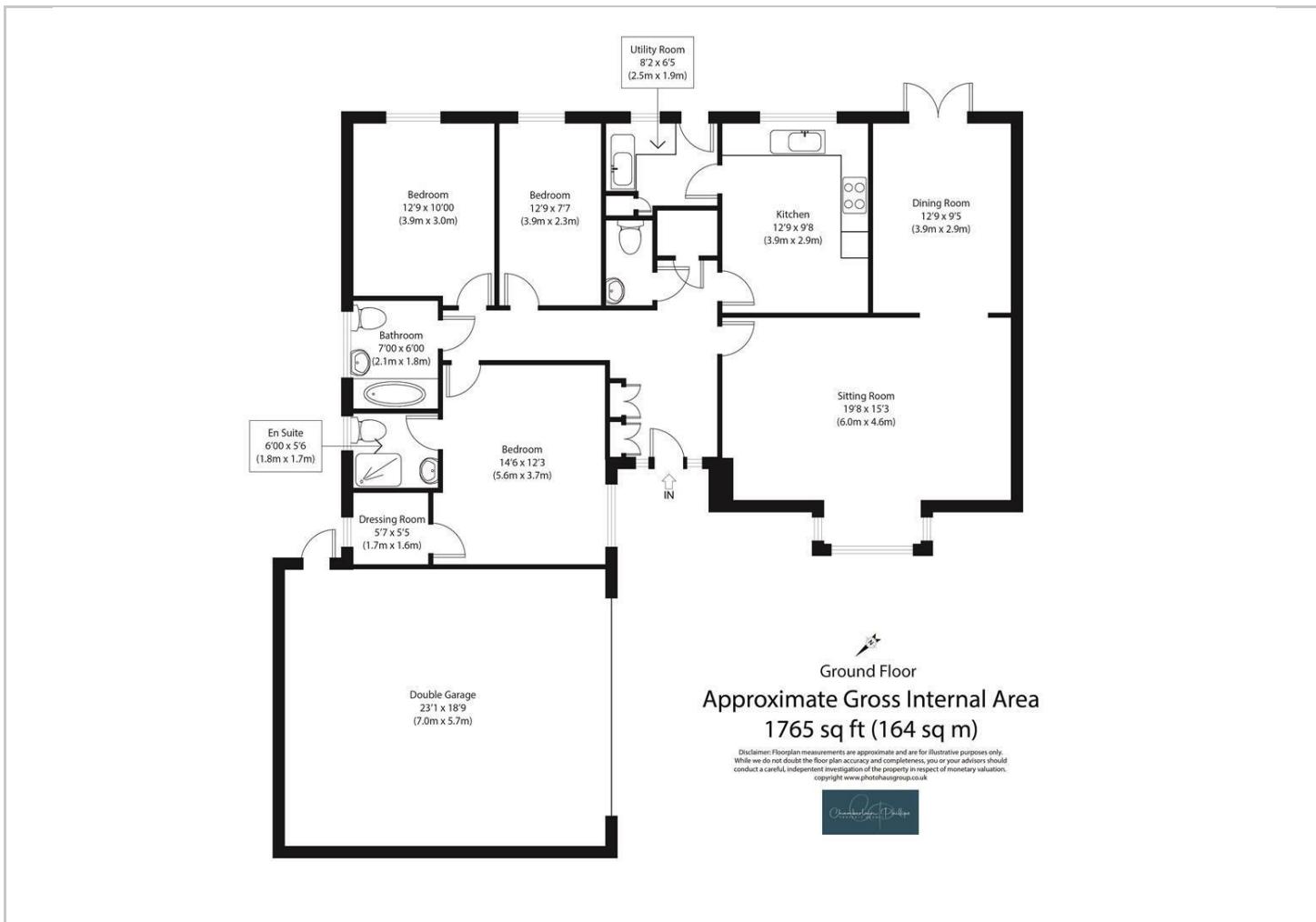
Mobile - O2 & EE are likely

Broadband - Ultrafast

There is a management charge payable by the residents of the development of approx. £195.00 pa.



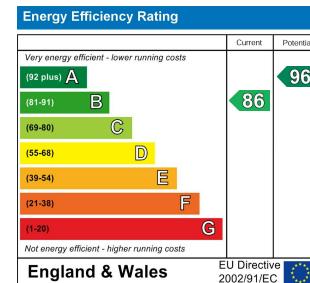
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.