



Rectory Road, Little Oakley  
£280,000



## Rectory Road

Step into a slice of history with this exquisite early 20th-century end terrace cottage, perfect for first-time buyers, downsizers, or astute investors. Meticulously renovated and restored to its former glory, this abode combines the charm of yesteryears with modern comforts.

Upon entry, you're greeted by a welcoming entrance hallway that sets the tone for the cosy ambience that flows throughout. The front room, with its functional log burner, offers a warm retreat for those chilly evenings, doubling as a delightful living space. The heart of the home, a central reception room, currently serves as an elegant dining area, seamlessly connecting to the pièce de résistance: a breathtaking kitchen, adorned with a vaulted ceiling. This culinary haven is sure to inspire your inner chef.

Ascend the stairs to discover two generously sized double bedrooms, radiating tranquillity and promising restful slumbers. The bathroom, expertly re-fitted, provides a contemporary touch to the property's classic charm.

Outside, the substantial enclosed rear garden invites serene relaxation or vibrant entertaining. A charming brick-built garage, accessed via a shared track. For added convenience, the front driveway accommodates off-road parking for two vehicles.







- END TERRACE COTTAGE
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- DRIVEWAY PARKING
- STUNNING LOCATION
- BRICK BUILT GARAGE/OUTBUILDING

Little Oakley is a charming village situated on the western outskirts of Harwich. The village features a delightful local pub, a bus stop, a convenience store, and a local football club.

Harwich itself is an attractive, historic town rich in maritime heritage. It is ideally located with excellent road, rail, and ferry links. The town is famously home to the historic Mayflower. Harwich draws visitors with its captivating history and heritage, and it also offers a great selection of restaurants, bars, cafes, and pubs.

Dovercourt Bay, with its award-winning Blue Flag beach, is a notable seaside attraction. The unique lighthouses add to its charm. Marine Parade connects the town to various seafront facilities and unspoilt natural beauty, perfect for long walks or cycle rides.

#### Agents Notes:

Tenure - Freehold

Council tax - Band B

Services - Mains Electric/Mains

Water/Mains Gas/Private Drainage

Heating - Radiators via Gas boiler

Mobile Coverage - Vodafone - 73% /

EE - 79% / o2 - 73% / Three - 63%

Broadband - Ultrafast is available

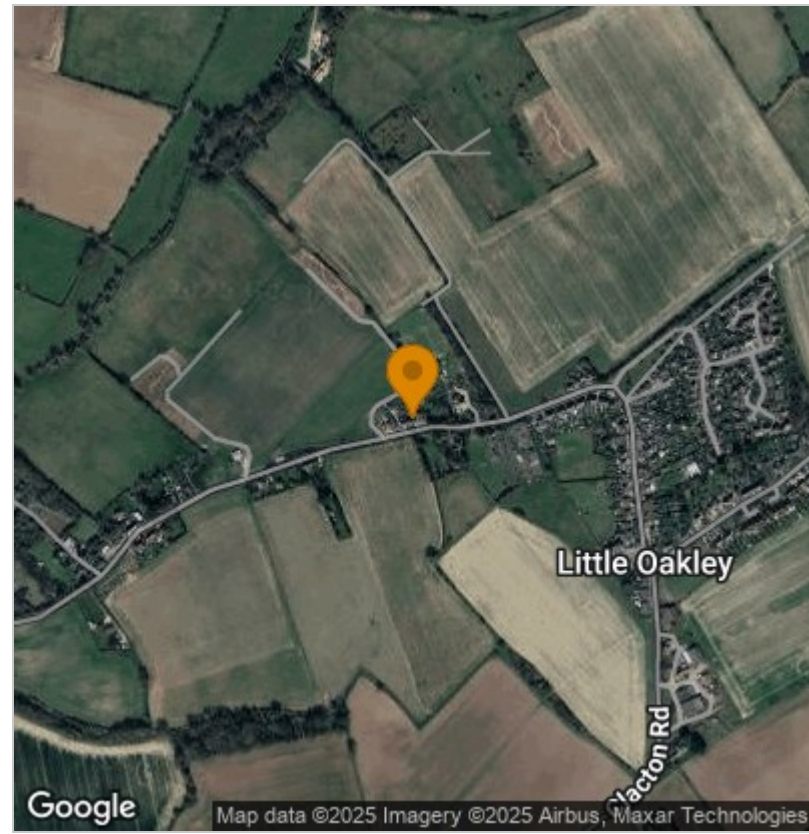




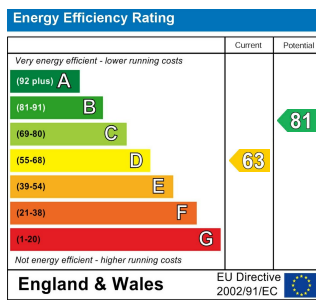
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

Council Tax Band - B

Tenure - Freehold

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6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ  
Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk