



Delightful house enjoying views over the river Stour

Woodlands, Wrabness, Nr Manningtree, Essex CO11 2TP

Freehold





5 bedrooms • 3 bath/shower rooms • 3 reception rooms
• kitchen/breakfast room • utility • Double garage and
garden outbuilding • Established gardens • About 0.41
acre

Local information

Woodlands is located in an outstanding setting off a small dead end lane and in an elevated setting to the very edge of the village. There are stunning views over the Stour Estuary and ancient woodland of East and West Grove which is owned by the RSPB. Set just outside the small village of Wrabness on the southern banks of the Stour it has fine views over the water to Suffolk and is surrounded by an area of outstanding natural beauty part of which has been allocated the status of a S.S.S.I. (Site of Special Scientific Interest). Wrabness station is about a 5 minute walk and offers main line services directly to London's Liverpool Street Station via Manningtree. Positioned roughly half way between Harwich and Manningtree which between them offer a wide range of educational, shopping and recreational facilities with Harwich also having regular ferry services to the continent. It is about 4 miles from the main A120 which provides a direct link to the dual carriageway networks and easy access to the historic Roman town Colchester which is reputed to be the oldest town in Britain and offers a comprehensive range of facilities.

About this property

Woodlands is believed to date back to 1908 and is built of brick with rendered elevations under pitched tiled roofs. The accommodation offers light-filled and well-proportioned rooms

with large windows, including bay and corner windows along with bi-fold doors in the kitchen/breakfast room. The entrance hall has the original tiled flooring and there are some exposed wooden floors and a wood burner in the sitting room. The first floor has four bedrooms and two well fitted bathrooms. The second floor has a further bedroom with ensuite wet room and commanding river views.

The house is approached over a parking sweep to the front of the house and fronts the double garage. The gardens continue around the house and are mainly laid to lawn backing onto open countryside. To one side is a former nissen hut/work shop.

SERVICES Mains electricity and water. Private drainage and oil fired central heating.

DIRECTIONS From From Manningtree proceed through Mistley and into Bradfield. Turn left in the centre of Bradfield towards Wrabness and continue on the B1352 taking the third left turn signposted "Primrose Hill" which leads down to the station, pass the station on the left and continue down Black Boy Lane and the property will be seen on the right hand side.

Tenure

Freehold

Viewing

Strictly by appointment with Savills

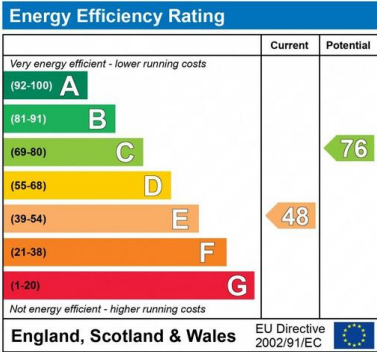






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Approximate Area = 2960 sq ft / 275 sq m (includes garage)
Limited Use Area(s) = 170 sq ft / 15.8 sq m
Outbuilding = 221 sq ft / 20.5 sq m
Total = 3351 sq ft / 311.3 sq m
For identification only - Not to scale



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