



HOGLETS, CLACTON ROAD, THORRINGTON CO7 8JW

TO LET £2,600 PCM (INCLUSIVE OF GARDENER EVERY 2 WEEKS)

NP NICHOLAS
PERCIVAL

A uniquely private and spacious property finished to the highest standard in a peaceful location with its own woodland. Three-bedroom house, private gated driveway, impressive garden, swimming pool (optional) and home office/garden room.

To Let - £2600

Holding Deposit - £600

Deposit - £3,000

EPC – A97

Tendring District Council tax band E

Air source heat pump



The Property

Hoglets offers a truly unique living experience, with luxury spacious accommodation in an energy efficient property, located in an exceptionally private position with its own woodland.

A pitched roof porch provides access to the front door and vaulted entrance hall with doors leading to the shower room, snug and open plan kitchen/dining and living area.

The ground floor shower room with rainfall shower, WC and basin is modern with white fittings and leads through into the utility room. The utility room provides additional storage, space for a washing machine and tumble dryer,

stainless steel sink. The snug to the left of the entrance hall is well proportioned with integrated storage and a side door leading to the driveway.

The spacious and light open plan kitchen/dining and living area runs the length of the back of the property, with multiple doors leading to the terrace and garden beyond. The modern kitchen has a selection of wooden base units including large island. There is a 1.5 bowl sink, 4 ring induction hob, double electric oven and integrated dishwasher.

To the first floor there are three bedrooms. The master suite with Juliette balcony and views of the garden beyond, dressing room and en-suite shower room.

The second bedroom is another spacious double with Juliette balcony. The third bedroom is a small double. The family bathroom completes the first-floor accommodation.

The property is finished to the highest standard, with underfloor heating throughout the ground floor, intruder alarm, solar panels and is rated A in terms of energy efficiency.

Outside

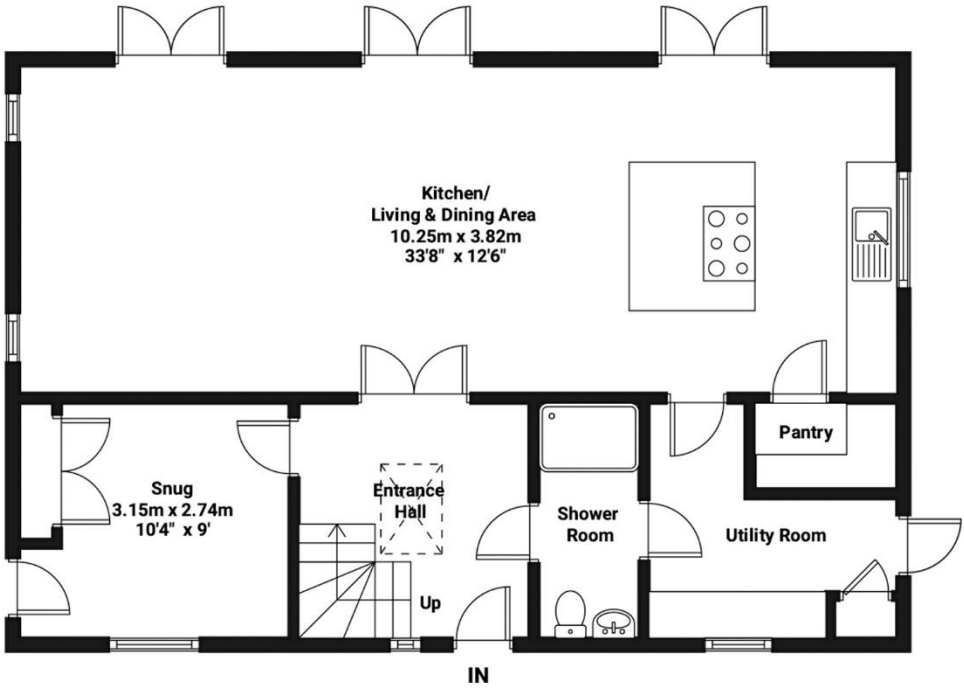
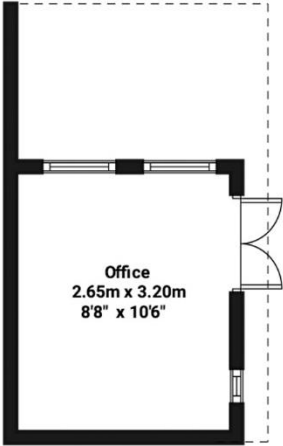
The property is approached by a private lane and is screened well by electric gates giving the property a truly private feel. The gravel driveway provides parking for 3-4 cars.

To the rear of Hoglets is an impressive and south facing rear garden with optional tidal swimming pool, sauna, large terrace for entertaining and separate home office/study. Beyond the mid-fence the property has its own woodland with pathways, flowers and incredible wildlife. The gardens shall be maintained every two weeks (inclusive).

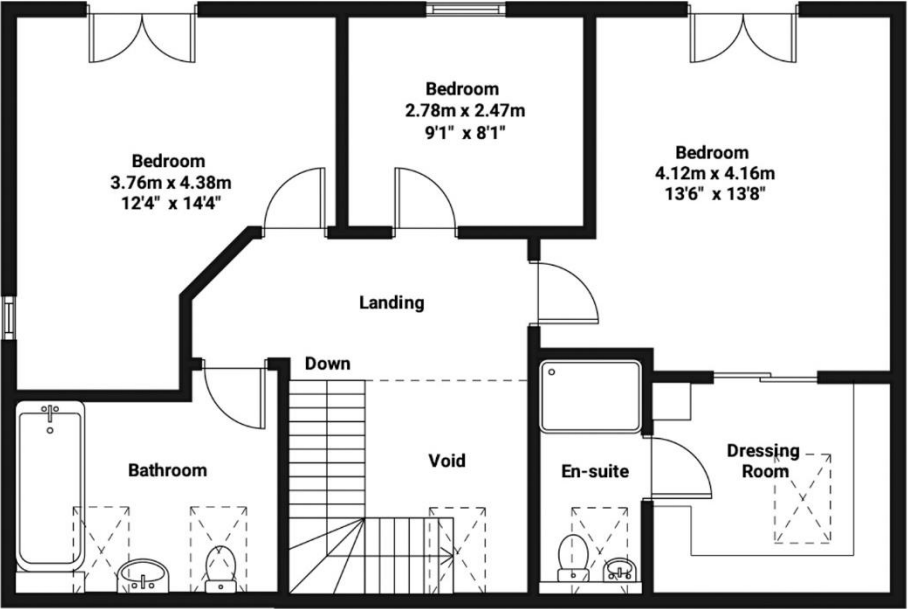
Location

Hoglets is located just off the Clacton Road, within the village of Thorington with good transport links to Colchester and beyond. It is also located close to Brightlingsea and other local seaside destinations.

TOTAL APPROXIMATE FLOOR AREA:
1510.3 sq ft (140.31 sq mt)
House : 1419 sq ft (131.83 sq mt)
Office: 91.3 sq ft (8.48 sq mt)



Ground Floor



First Floor







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