



- Manege
- Stables
- Paddocks
- 1.3 Acre Plot
- Spacious Living Accommodation Throughout
- Set Back And Secluded

128 Point Clear Road, St Osyth, Clacton-on-Sea, Essex. CO16 8JA.

Equestrian Home with Manège, paddocks, stables and good facilities. Sitting in a plot of 1.3 Acres is this wonderfully presented through out detached bungalow. Offering an abundance of space for any purchaser both internally an externally. The equestrian facilities including a fenced 20m x 40m manège and two loose boxes. 32' outbuilding with annexe/office potential (stp) . The garage has been converted by its current owners. This space could easily be turned back into a normal garage if the owner wishes. The bungalow has undergone extensive modernisation to a high standard and has a lovely garden room which is open plan from the kitchen with French doors to the outdoor terrace area. There is a large gravelled parking area at the front of the property with plenty of space for horse box parking. Internally there are three double bedrooms, one of which has an en suite, kitchen, separate dining room, living room and more. Please Contact us for further information.



Property Details.

Ground Floor

Entrance Hall

Radiator, loft access, access into utility room where there is plumbing for a washing machine and tumble dryer, access to airing cupboard, and doors to;

Living Room

20' 1" x 11' 1" (6.12m x 3.38m) Windows to front and side, radiator, gas fire place, doors through to;

Dining Room



13' 5" x 9' 1" (4.09m x 2.77m) Window to side, radiator, and door leading through to the kitchen.

Kitchen



13' 5" x 10' 11" (4.09m x 3.33m) Tiled flooring through out, range if eye and low level fitted units with work surfaces over, free standing range cooker to remain (STN), inset sink, built in dishwasher, space for free standing fridge freezer, door to master bedroom and opening into garden room;

Garden Room

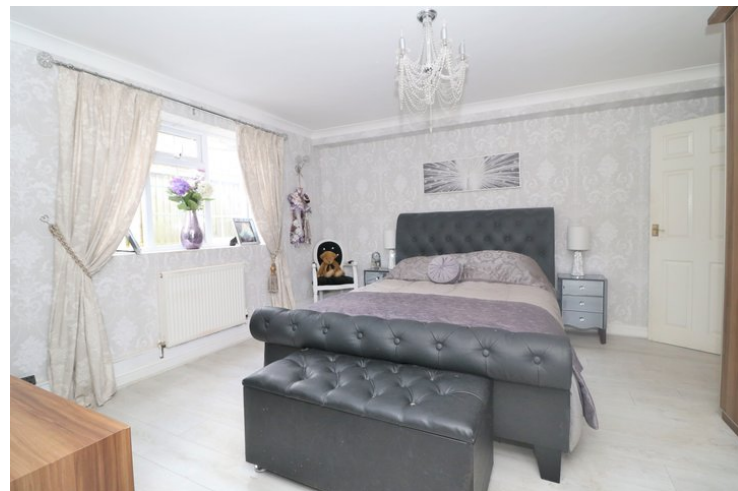


21' 6" x 12' 0" (6.55m x 3.66m) Tiled flooring, inset spot lighting, radiator french doors out to garden, door through to;

Study/Bedroom Four

13' 9" x 7' 6" (4.19m x 2.29m) French doors to rear, radiator.

Master Bedroom



14' 1" x 13' 5" (4.29m x 4.09m) Windows to rear, radiator, space for free standing wardrobe, door to ;

Property Details.

En suit



Window to rear, fully tiled suit, vanity sink unit with wash hand basin, W/C, heated towel rail, double shower cubicle.

Bathroom



Fully tiled suit, free standing roll top bath, separate walk in shower cubicle, vanity sink unit and wash hand basin, W/C, heated tower rail and inset spot lighting through out.

Bedroom Two



10' 11" x 10' 9" (3.33m x 3.28m) Window to front, radiator, space for free standing wardrobe.

Outside

Garden and Parking



Bedroom Three



10' 9" x 8' 10" (3.28m x 2.69m) Window to front, radiator.

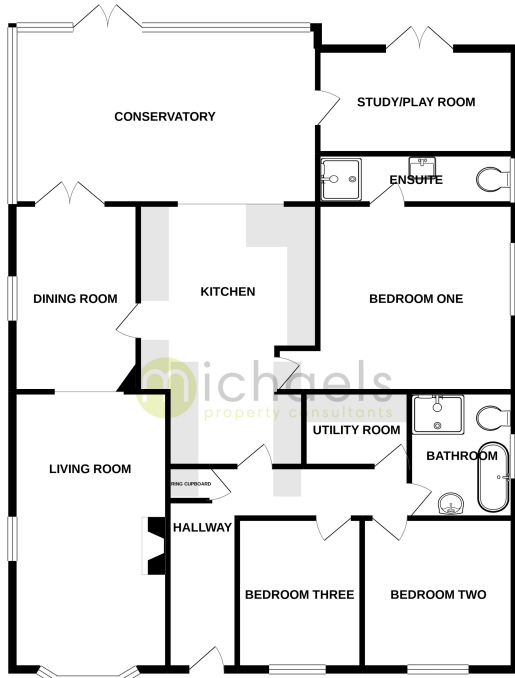


Large parking area, home salon, outdoor terrace, lawned garden, 32' outbuilding with light and power, goat enclosure, timber stable block with 2 loose boxes and lean to, further lean-to storage, hay barn, tack room and feed store, 20m x 40m fenced manège, paddocks.

Property Details.

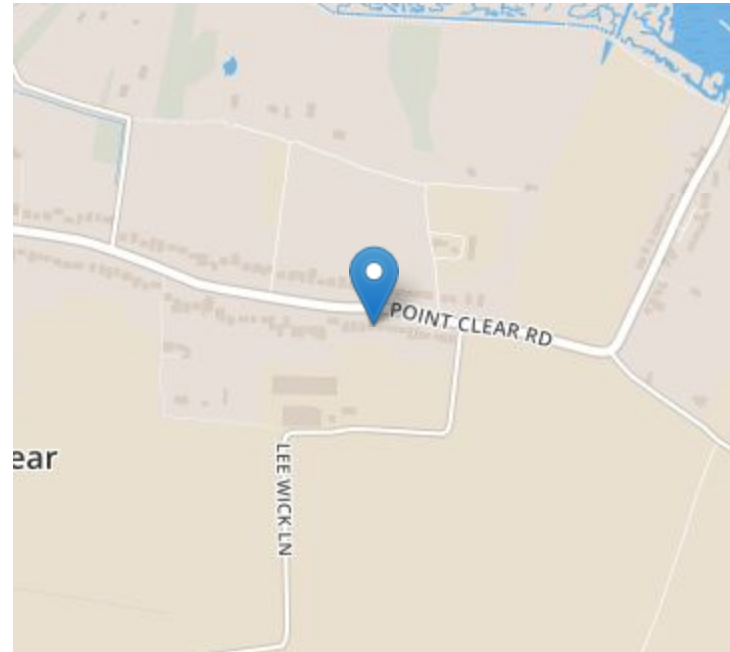
Floorplans

GROUND FLOOR
1603 sq.ft. (148.9 sq.m.) approx.

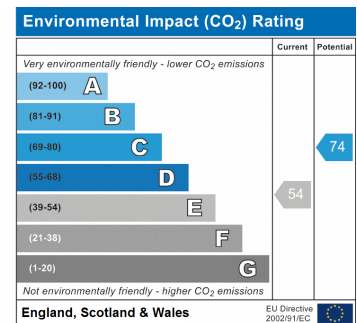
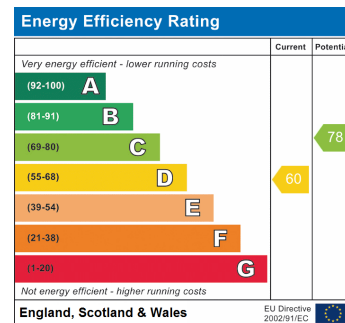


TOTAL FLOOR AREA: 1603 sq.ft. (148.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Location



Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.