



**LODGE ROAD,
COOKS GREEN, ESSEX, CO16 9QE
£795,000 (Asking Price)**

DESCRIPTION:**COUNTRY LIVING WITH POTENTIAL TO IMPROVE**

"Dairy House" is a beautifully presented detached family home believed to date back to the 1920's ,situated in this rural location on a quiet country lane within established gardens of approximately four and a half acres surrounded by open countryside. The property has been maintained in excellent order throughout by the current owner and offers immense potential for further improvement and extension and with the land there may be potential for various alternative uses including "Airbnb" or a "equestrian" subject to the required planning consent.

Why not book a viewing today to appreciate this charming family home in this tranquil countryside setting ?

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the A133 London Road. Upon reaching the main London Road roundabout take the second exit onto the new bypass road. Straight across the first roundabout at Brook Retail Park onto the second part of the bypass. Take the third turning right at the next roundabout sign posted towards the village of Little Clacton. Straight across the next roundabout along Centenery Way for approx half of a mile. Across the next roundabout into the second part of Centenery Way, left at the next roundabout into Thorpe Road. Across the next roundabout into the second part of Thorpe Road for approx quarter of a mile. Turn right at the junction into Holland Road. Proceed a short distance along Holland Road and Lodge Road can be found as a turning on the left hand side. Proceed along Lodge Road for approx quarter of a mile and Dairy House can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE DOUBLE BEDROOMS * GROUND FLOOR SHOWER ROOM *

* ELECTRIC AIR CONDITIONING HEATING * 13'8 x 9'4 RECEPTION HALLWAY/STUDY *

* 14'10 LOUNGE WITH FEATURE FIREPLACE * 16' DINING ROOM WITH INGLENOK STYLE FIREPLACE *

* 12'3 FITTED KITCHEN * UTILITY ROOM *

* SOLAR PANEL SYSTEM TO REMAIN (not leased) * MOST SEALED UNIT DOUBLE GLAZED WINDOWS *

* MANY ORIGINALLY FEATURES INCLUDING BEAMED CEILINGS *

* NUMEROUS OUT BUILDINGS INCLUDING DOUBLE GARAGE, TWO BEDROOM CARAVAN *

* APPROX 4 AND A HALF ACRE PLOT *

FIRST FLOOR: BEDROOM ONE: 14'3 (4.34m) x 14'3 (4.34m)

Wall mounted air conditioning unit providing heating, storage cupboard, windows to front and side with farmland views.

BEDROOM TWO: 15'5 (4.70m) x 10'4 (3.15m)

Storage cupboard, picture rail, dormer window to front.

BEDROOM THREE: 10'3 (3.12m) x 10'0 (3.05m)

Access to loft, windows to front and side with open views.

FIRST FLOOR LANDING:

Storage cupboard, air conditioning unit providing heating, windows to side and rear. Stair flight to ground floor.

ENTRANCE PORCH:

Composite double glazed entrance door to entrance porch. Windows to side, further solid wood entrance door to reception hall/study.

RECEPTION HALLWAY/STUDY: 13'8 (4.17m) x 9'4 (2.84m)

Tiled flooring, ornamental beams to ceiling, stair flight to first floor, window to front. Further internal door to lounge.

LOUNGE: 14'10 (4.52m) x 13'10 (4.22m)

Open fire place with brick surround, ornamental beams to ceiling, tiled flooring, wall mounted air conditioning unit, window to front. Glazed double doors to front garden.

DINING ROOM: 16'0 (4.88m) x 13'10 (4.22m)

Inglenook style fireplace with beam mantle and ornamental chimney breast. Tiled flooring, ornamental beams to ceiling, windows to front and rear with views over garden.

KITCHEN: 12'3 (3.73m) x 10'3 (3.12m)

Inset one and a half bowl sink unit with mixer taps. Cupboards under, laminated work surfaces with cupboards and drawers under. Ornamental beams to ceiling, windows to side and rear. Internal door to walk in utility room.

UTILITY ROOM: 6'9 (2.06m) x 4'7 (1.40m)

Laminated work surfaces with storage under, window to rear (not double glazed).

INNER HALLWAY:

Door from the kitchen to the inner hallway. Built in storage cupboard.

GROUND FLOOR SHOWER ROOM:

Walk in shower tray, shower curtain, pedestal wash basin, low level WC, tiled flooring, airing cupboard, secondary loft access. Window to rear.

LOBBY AREA:

Door from kitchen. Window to rear, glazed door to outside.

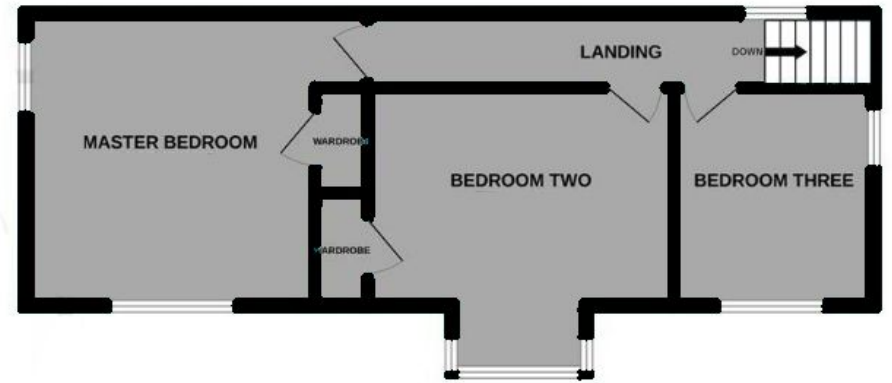




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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