

East Newhall
Ray Lane
Ramsey, Harwich



Strutt
& Parker

Land and property. Since 1885.



**2,797 sq ft (260 sq m) | Freehold
Rural position | Period features throughout
4/5 bedrooms | Extensive outbuildings**

Guide price £750,000

An impressive, detached, period home combining character details and contemporary fittings. Alongside an abundance of living space and outbuildings, including a studio. All within in a picturesque, convenient Stour Estuary setting

East Newhall is a delightful, private, family home with rendered and weatherboarded elevations. The property, over three floors, offers up to five bedrooms and various splendid character features, including beautifully exposed timber beams, alongside attractive modern décor and fittings.

On the ground floor, the two main reception rooms are located towards the rear, taking advantage of the south-facing aspect and welcoming plenty of natural light. They include the formal dining room and the sitting room, which are adjoined by double doors to create an airy, semi open-plan living and entertaining space. Both rooms feature wooden flooring and exposed timber beams, while the sitting room also has a handsome brick-built fireplace.

Furthermore, the ground floor has a useful private office and a sunny conservatory providing views across the beautiful gardens, while the kitchen is fitted with contemporary units in white, a central island with a breakfast bar and integrated appliances, with an adjoining snug providing further space in which to relax; French doors open into the gardens.

The first floor provides four well-presented double bedrooms, two of which are en suite, including the principal bedroom with its dressing room and en suite shower room. There is also a family bathroom on the first floor, with stairs continuing to the second floor, where you will find a fifth bedroom or games room among the timber eaves.



Outside

The beautifully maintained gardens feature rolling lawns, paved and gravel terracing, patio areas for al fresco dining, various mature trees and a wealth of shrubs and flowering perennials. Bringing colour and life to the surroundings. Parking is available on the tarmac driveway, which provides access to the detached double garage and the carport, with its useful, light and bright studio above.

Location

The property enjoys a peaceful setting just outside the desirable village of Ramsey, on the outskirts of Harwich and surrounded by attractive north Essex countryside. The village has a well-regarded primary school, a parish church and a village hall, while everyday amenities are available in nearby Dovercourt and Harwich, both within easy reach. Facilities include a selection of shops, supermarkets, medical practices, cafés and restaurants, together with a range of leisure and recreational opportunities. The area is well placed for access to the Essex coastline, with beaches, marinas and coastal walks nearby. Schooling includes Ramsey Academy, with further state and independent options in the surrounding area. Harwich International railway station provides regular services to London Liverpool Street via Manningtree, while the A120 offers convenient links to Colchester, the A12 and the wider motorway network.

Postcode region: CO12

General

Local Authority: Tendring District Council
Services: mains water, electric. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought
Council Tax: Band G (£3,825.08)
EPC Rating: D
Heating: Oil Fired Central Heating
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



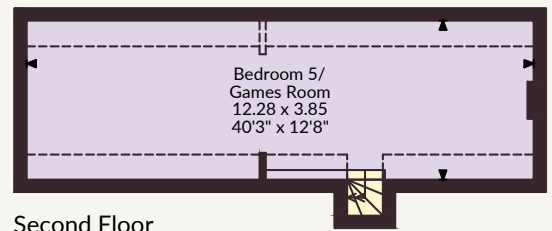
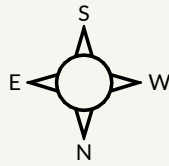
East Newhall, Ray Lane, Ramsey

Main House internal area 2,797 sq ft (260 sq m)

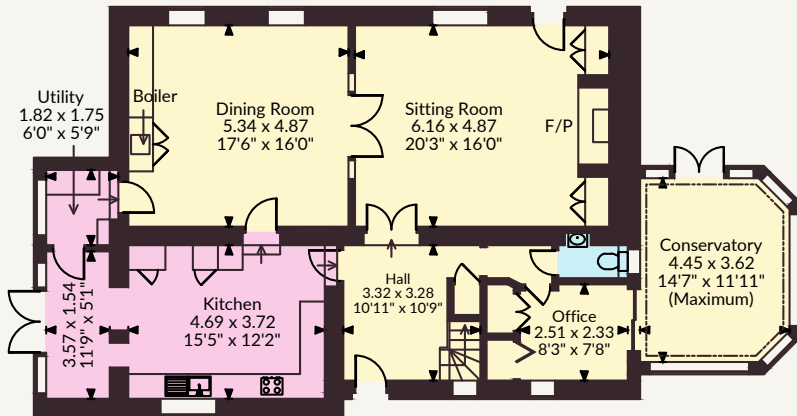
Garage & Carport internal area 767 sq ft (71 sq m)

Studio internal area 165 sq ft (15 sq m)

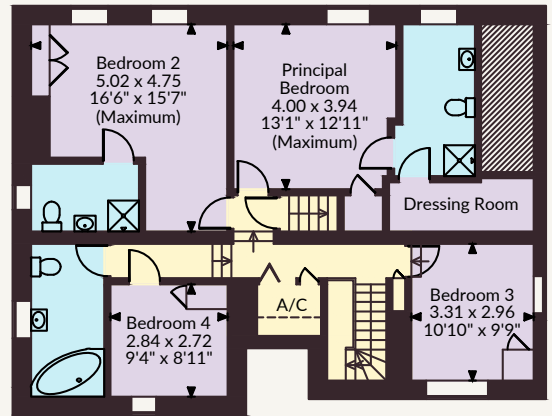
Total internal area 3,729 sq ft (346 sq m)



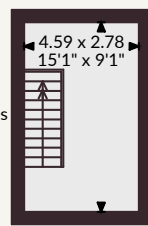
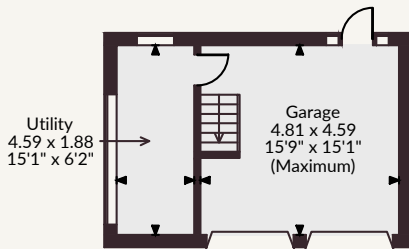
Second Floor



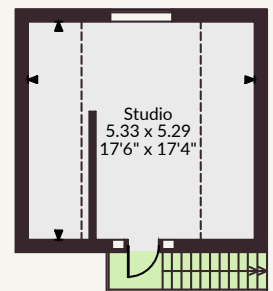
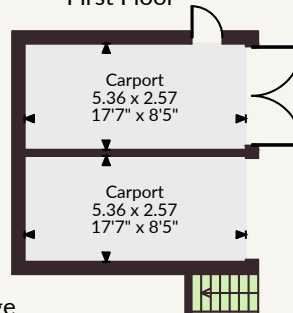
Ground Floor



First Floor



Floor Above Garage



Floor Above Carport

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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