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# £2,600 Per Month

Per Month

Hunters Court, Wix

Nestled in the tranquil village of Wix, this exquisite home on Hunters Court is a mock Georgian detached family residence, recently built by Bocking Homes, offering a modern and stylish contemporary finish throughout. The spacious ground floor features an open-plan kitchen/diner with two sets of bi-fold doors that seamlessly connect to the outdoor space, a utility room, cloakroom, study, and an impressive lounge that serves as the perfect retreat after a long day.

Upstairs, the first floor comprises four generously sized bedrooms, including three doubles. The principal bedroom boasts a walk-in dressing room and en-suite facility, while a well-presented family bathroom completes this level.

The exterior of the property features a large front lawn and off-road parking via a side driveway. A gated entrance leads to a spacious rear garden that is primarily laid to lawn and includes a mature centrepiece tree, an outdoor kitchen area, a stunning pergola perfect for outdoor seating, and a fish pond—all fully enclosed by fencing.

Conveniently located, Hunters Court is within walking distance of local amenities such as a shop, village hall, and pub. The area is renowned for its extensive network of accessible country walks and is part of the scenic Tendring Peninsula, surrounded by woodland, coastline, cliffs, estuaries, and nature reserves.

Transportation links are excellent; Manningtree train station is just a short drive away with direct connections to London Liverpool Street, while Wrabness train station is also nearby. By road, the coastal town of Harwich is only 6 miles away, and Colchester City Centre is a mere 13 miles to the west, offering a rich history along with vibrant retail and social scenes.

Families will appreciate the proximity to quality educational facilities, including Oakey Dokeys Pre School, Wix and Wrabness Primary School, Harwich and Dover Court High School and Tendring Technology College.

Ground Floor

Floor 1

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Approximate total area(1)
158.35 m²
1704.47 ft²

Reduced headroom
0.01 m²
0.11 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:
Tendring

Tenure:

Council Tax Band:
F

## Energy Efficiency Rating

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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