

49 Straight Road, Boxted, Colchester, CO4 5HW



**3/4 bedrooms**  
**2 reception rooms**  
**1 bathroom**

**Freehold**

Guide Price of

**£700,000**

Subject to contract

**Substantial outbuildings**







## Some details

### General information

Occupying a delightful and mature plot approaching four and a half acres, an established three/four bedroom semi-detached house with a number of substantial out buildings.

An entrance door gives access to the hallway with stair flight to first floor and doors leading off. To one side of the hall is bedroom four/dining room and there is a front facing sitting room with a ceramic tiled fireplace display mantle and a storage cupboard under the stairs.

There is an inner hall with a door to the kitchen and the bathroom which has a panelled bath, pedestal wash basin and a tiled shower cubicle, with a separate cloakroom and low level WC.

The kitchen has fitted worksurfaces, an inset sink beneath rear facing windows, fitted wall units and an oil fired boiler. A door leads through into the conservatory with access to the rear garden.

On the first floor the landing has access to an eves storage area and there are three bedrooms, one of which has a shelved airing cupboard housing the insulated copper cylinder. There is also a first floor cloakroom with a low level WC and wash basin.

### Outside

The property is set back from the road with the front garden being predominately laid to lawn with a flower bed, mature conifers and a driveway leading to a gravelled parking area, two garages with a lawned rear garden and oil tank.

There are a number of substantial outbuildings, including three nissen huts and two additional garages.

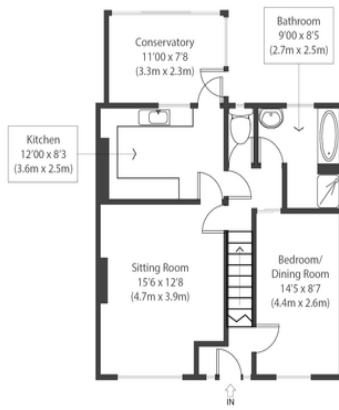
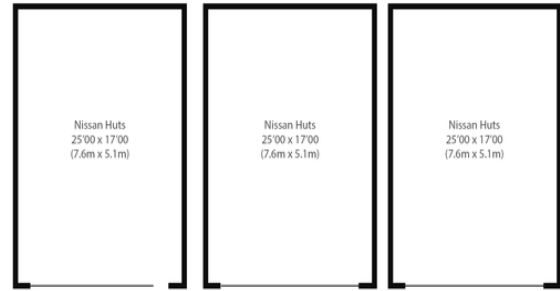
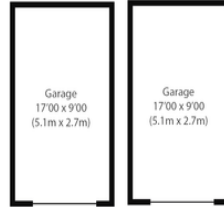
The property has previously been used as a small holding. Now the house and land offer wonderful potential for a variety of uses subject to the necessary planning consent.



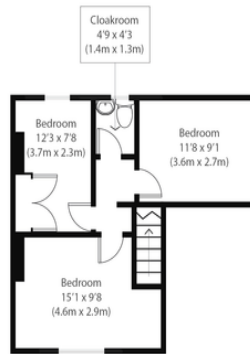
An established three/four bedroom semi-detached house, occupying a delightful and mature plot approaching four and half acres with numerous substantial outbuildings.

Approximate Gross Internal Area  
Main House 851 sq ft (79 sq m)  
Outbuildings 3331 sq ft (309 sq m)  
Total 4182 sq ft (388 sq m)

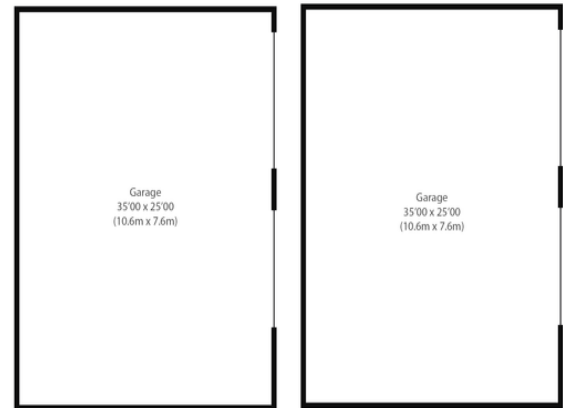
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your adviser should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright: www.eigphoto.co.uk



Ground Floor



First Floor







### Location

The highly regarded village of Boxted is a short distance to the north of Colchester and is well known for its open countryside and attractive walks.

The property is also within easy reach of the highly regarded Saint Peters Church of England Primary School. For the commuter, the A12 is close at hand as well as the Colchester mainline railway station with its direct links to London Liverpool Street.

Central Colchester is within comfortable driving distance with its excellent range of shopping and recreational facilities, numerous wine bars and Mercury Theatre.

### Agents note

We are advised that the property is subject to an agricultural restriction.



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Particulars for 49 Straight Road, Boxted, Colchester, CO4 5HW

### Important information

Council Tax Band - D

Services - We understand that mains water, drainage and electricity are connected to the property. We are also advised that drainage is to a private system.

Tenure - Freehold

EPC rating - E

Our ref - GMB

### Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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### Viewing

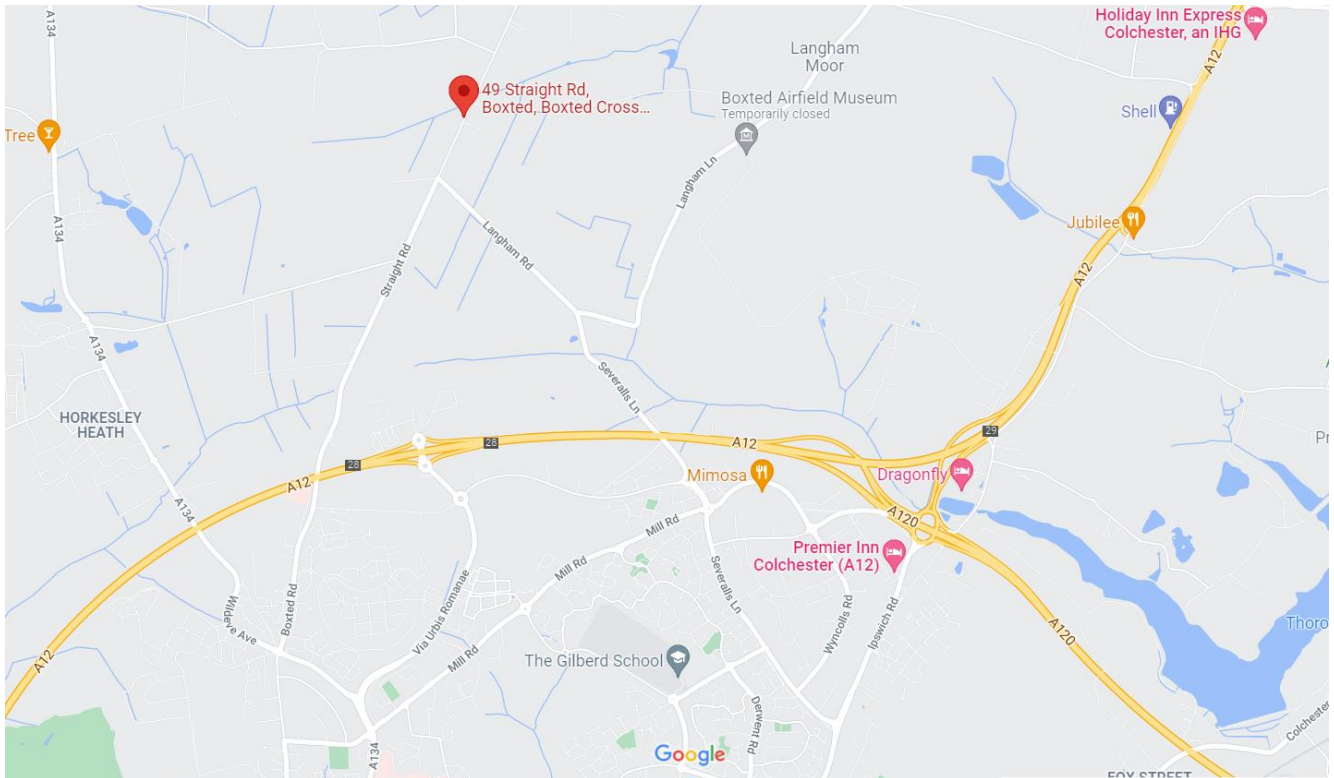
To make an appointment to view this property please call us on 01206 763 388.

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## Directions

Proceed to the north of Colchester on the Boxted Road leading into Boxted Straight Road where the property can be located further along on the right hand side, being marked by a Fenn Wright For Sale board.

To find out more or book a viewing

**01206 763 388**

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