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Signature

The Wishing Well, 35 Church Road,
Elmstead, Essex, CO7 7AW



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This substantial five bedroom detached home of some stature has been extended to provide flexible accommodation with excellent open plan living/dining areas, occupying a pleasant position in this highly regarded road within the village of Elmstead Market.

The property has been tastefully decorated and finished to a high standard throughout, creating an ideal family home. Located within easy reach of local amenities, the house has attractive grounds and benefits from a wonderful outdoor heated swimming pool.



- Four reception rooms
- Five bedrooms
- Two ensuite facilities and family bathroom
- Quality fitted kitchen/breakfast room
- Double garage
- Parking for numerous vehicles
- Heated outdoor swimming pool
- Attractive gardens
- Superb village location

The entrance door opens into the reception hall with stair flight to the first floor, a storage cupboard and a cloakroom with low level wc and wash basin. There is a useful study with a built-in desk and shelving at the front of the property, and the spacious living room has an attractive red brick fireplace with inset log burner and bi-fold doors to the rear. Another set of doors lead into the music room, which could also make a good playroom or further reception room.

The kitchen/breakfast room offers a wonderful dining and entertaining space being open plan and opening onto the living/dining area. This room is fitted with a range of high quality units and has a walk-in pantry. There is a breakfast bar incorporating a range of cupboards and drawers under, integrated dishwasher and fridge, two double oven and grills, and inset five ring gas hob with cooker hood over.

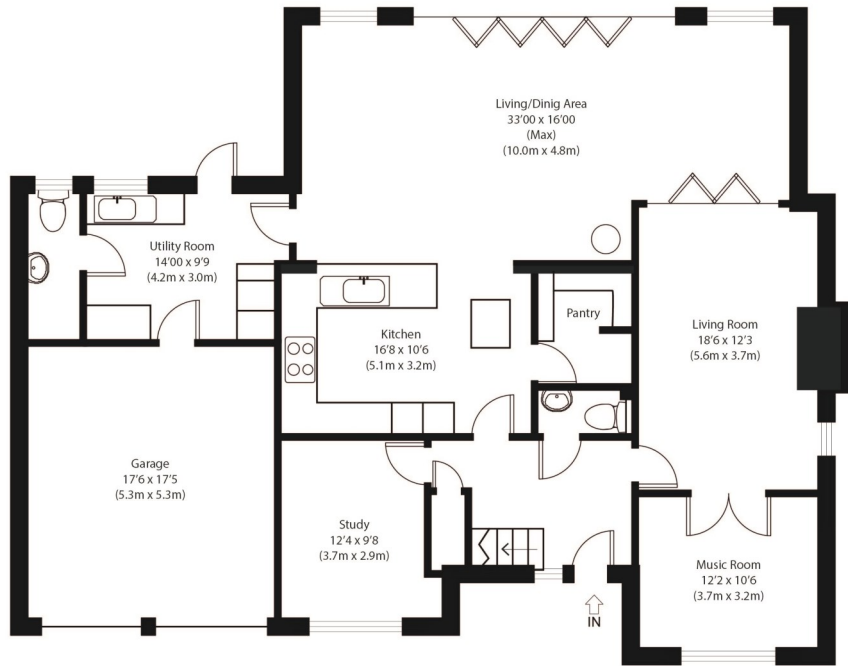
The kitchen opens into the stunning living/dining area with underfloor heating, sky lantern and bi-fold doors opening to the rear garden, creating a fantastic light and airy space for entertaining. There is an adjoining utility room with inset sink, tall storage cupboards, plumbing for a washing machine, door to the double garage and access to the cloakroom with wash basin and a low level wc.

The first floor galleried landing has a shelved airing cupboard, and bedroom one has a range of fitted wardrobes and chest of drawers, as well as a bench seat and ensuite bathroom. Bedroom two has a range of fitted wardrobes, dressing table and an ensuite bathroom. There are three additional bedrooms, all of a good size, and the family bathroom concludes the accommodation.

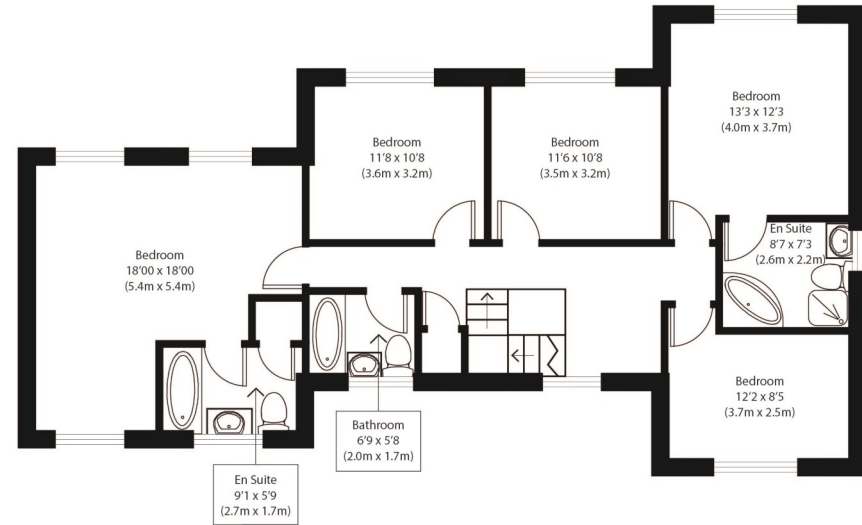








Ground Floor



First Floor



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 advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk

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Outside

To the front of the property is a large driveway providing off road parking for numerous cars, there is small lawned garden area and an integral double garage with two up and over doors.

The attractive rear garden is predominantly laid to lawn and enclosed by fencing, with a variety of trees and shrubs and a substantial heated swimming pool with cover and separate pool house. To one side of the property is a wood shed and garden shed, and side access via a gate to the front.

Location

The highly regarded village of Elmstead Market is a short distance to the east of Colchester with a variety of amenities including Budgens store, primary school and regular bus services to Colchester and Clacton on Sea.

Colchester city centre is within comfortable driving distance with its excellent range of shopping and recreational facilities, wine bars, restaurants and Mercury theatre. For the commuter Colchester's mainline railway station gives straightforward access to London Liverpool Street station.

Directions

Proceed to the east of Colchester along the A133 dual carriageway. On entering the village of Elmstead Market turn left into Church Road where The Wishing Well will be located further along the road on the right hand side.

Important Information

Council Tax Band - E

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

Our ref - GMB





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