

An aerial photograph of a residential property. The central focus is a two-story house with white upper walls and red brick lower walls. It features a prominent bay window on the front facade with white shutters. The house has a dark grey roof with two chimneys. To the left, a gravel driveway leads to a small white shed. To the right, a paved area is enclosed by a wooden fence. The surrounding area includes other houses and greenery under a clear blue sky.

EH

EXQUISITE
HOME

PERFECTLY PLACED

In northeastern Essex, situated on the River Colne, is the city generally believed to be Britain's first, Colchester. The A12 runs past connecting it to London fifty miles to the southwest and northwards towards Ipswich. Stansted airport is only thirty miles away and the bustling port of Harwich twenty. Regular fast trains to London Liverpool Street run south from Colchester and north to Ipswich making it particularly well connected to the rest of the country. Eleventh century Colchester Castle was built on the site of an earlier Roman temple and the medieval ruins of St Botolph's Priory and the Abbey of St John the Baptist can still be seen. One of its most interesting parts is the Dutch Quarter near the city centre, with most of its buildings dating back to Tudor times. There are a number of museums, art galleries, two theatres and an arts centre. There are plenty of sports facilities, schools, shops, cafes and restaurants and Colchester is a fast-growing, vibrant community.

To the south of the city, unspoilt open countryside runs down to the marshes and estuary around the Colne, emptying out into the Blackwater. The B1025 runs south to beautiful Mersea Island, just nine miles southeast of Colchester. The UK's most easterly inhabited island, it is a mix of open countryside and beaches and marshes looking out over the Blackwater Estuary. Lines of beach huts in ice-cream colours, cafes, restaurants, fresh fish shops and leisure activities make this a wonderful destination for day trippers and holidaymakers.





On the southernmost extremity of Colchester, standing on the road running south to Mersea Island, is this stunning and much-improved detached house built in 1935. It is typical of the period with large, well-proportioned rooms, sturdy construction, a garage and large garden. The present owner bought it in 2019 as it ticked all his boxes, having a garage, a sizeable garden and in a good location. Over the years it has been extended twice and since moving in, the owner has completely renovated and improved the property including installing a pair of electric gates, an electric car charging point, gravelling the drive to provide parking for up to five cars, installed air conditioning, fitted acoustic glass triple glazing to the front, put in a new downstairs cloakroom and redecorated throughout. In addition to this there is new flooring downstairs and plantation shutters in many of the rooms.

The front door opens into the light-filled hall with parquet flooring and a useful built in cupboard. The cloakroom opens off to the right. To the left, the dual aspect living room is extremely inviting with its light, spacious proportions and fireplace with log burner. This is the perfect space for watching television, reading a book or spending family time together. Next door is the good sized dining room with a wooden floor and pale walls. An arch leads through to the large family room, flooded with natural light which pours through window and the double doors into the garden. This would make a fantastic playroom for children and is an extremely useful third reception room. The smart, contemporary kitchen has cream units, an integrated double electric oven, grill and hob by Bosch, integrated dishwasher, washing machine, fridge, freezer and dishwasher and plenty of storage and preparation space. It too is flooded with natural light from the windows and the double doors opening out on to the block paved seating area to the rear of the house.

The staircase rises to the landing from which radiate three bedrooms and the family bathroom. Each of the bedrooms is a good sized double, and all tastefully decorated. The principal bedroom with its large bay window is dual aspect, a really good size. The four piece family bathroom is crisp and contemporary and has a bath with a rainfall shower over, wall mounted taps, glossy grey subway tiles, plus an extra large chrome heated towel rail. Spacious and light-filled, the first floor has elegant proportions and is immaculately decorated, as is the entire house.





“...with elegant proportions and beautifully appointed throughout...”



LOCATION

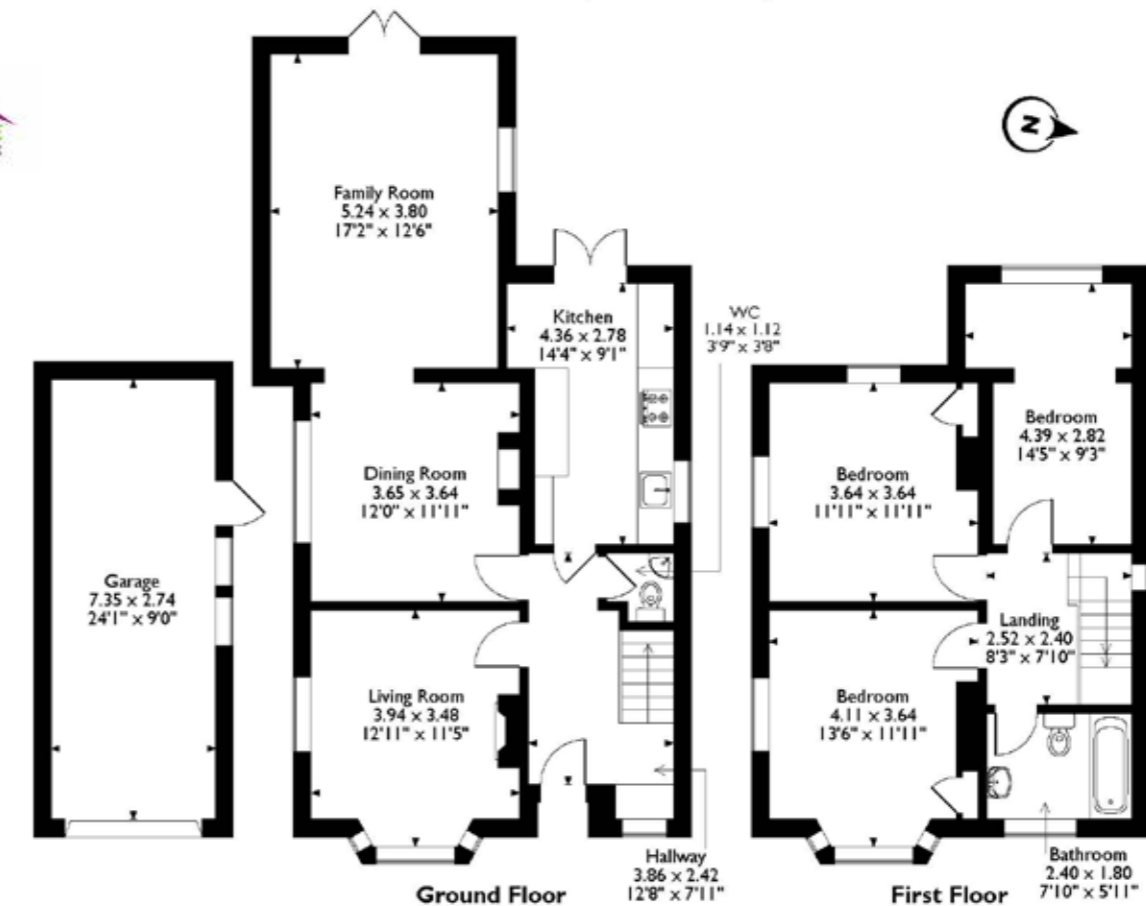
Houses built in the nineteen thirties are known for their generous gardens and this is no exception. To the rear is a block paved seating area, accessed via double doors from both the family room and the kitchen. There is also a pergola which could easily be planted up with climbing honeysuckle, wisteria or clematis. There is a small woodstore and the rest of the garden is laid to lawn. A large, mature oak at the bottom of the west-facing garden gives cover and shade and the owner has planted a native mixed hedge. The sun comes round in the evening and it is the perfect place to enjoy a glass of wine at the end of the day or indulge in some al fresco dining. There is a small garden shed and the garage has power and light.

Just a two minute walk away is a useful parade of shops which includes a Morrisons Express, pharmacy, post office and bakery. Colchester itself, with its huge variety of shopping and leisure opportunities is a short drive away. For those who love nature, the Fingringhoe Wick Nature Discovery Park run by the Essex Wildlife Trust is a short drive away, as is Old Hall Marshes run by the RSPB and the Blackwater Estuary National Nature Reserve. The land between the Colne and the Blackwater is full of saltwater marshes and stunning views, ideal for dog walking and soaking up the beautiful scenery.



Approximate Gross Internal Area
Main House = 119 Sq M/1280 Sq Ft

Garage = 20 Sq M/215 Sq Ft
Total = 139 Sq M/1495 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX
T +44(0)3455 651681 E enquiries@exquisitehome.co.uk

Exquisite Home, Sumpter House, 8 Station Road, Histon, Cambridge CB24 9LQ
T +44(0)3455 651681 E enquiries@exquisitehome.co.uk