



EH

EXQUISITE
HOME

Around six miles west of Colchester is the village of Copford. It is only around half a mile from the junction between the A12 and the A120 and is just northeast of the village of Marks Tey with its station, shops, pharmacy, Post Office takeaways and large playing area. There is a primary school, the oldest parts of which date back to Victorian times, a pub, a village hall, two play parks, managed woodland with a picnic area and beautiful walks and the stunning Grade II listed parish church of St Michael and All Angels which has some of the best surviving twelfth century Norman wall painting in the country.

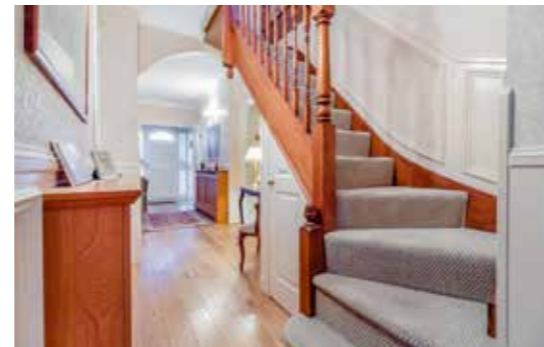
On the road running through the village is this former bungalow built in the nineteen thirties. The present owners bought it in 1987 attracted by its excellent transport links, proximity to the A12 and station at Marks Tey and huge potential. Since moving in, they have added a new garden room to the rear, put in a first floor, installed a new kitchen and new bathrooms, built a summerhouse and workshop in the garden, put in new windows and doors and redecorated throughout. To the front of the house there is plenty of room to park between four and six cars and there is also a car port and garage for extra parking. A gate on the right hand side of the house leads to a walk way running down to the rear garden. The porch leads to the front door and into the light and welcoming entrance hall with its engineered oak floor, under stairs cupboard and staircase winding up to the first floor. To the right is the large, light filled lounge with a handsome mantelpiece with gas fire as its focal point. Over the years it has played host to many happy Christmas and New Year gatherings and family parties and is spacious enough for all kinds of activities, from a relaxing coffee with friends to board games to a chilled space for reading or watching television. To the left of the entrance hallway is the principal bedroom which benefits from built in wardrobes. This would be an ideal accessible bedroom if required and is a very good sized room. The second bedroom next door also has built in wardrobes and would make a perfect guest bedroom. The third bedroom is a small double and is currently being used as a home office but could equally be re-purposed as a playroom, hobby room or spare room. To the right is the large five piece family bathroom with a bath and shower.



At the rear of the house is the large kitchen/diner with its solid oak cabinets, solid oak peninsula with storage, seating and wine rack, integrated double electric oven and integrated gas hob. There is a breakfast bar and the owners have fitted twenty five people comfortably into this space for parties over the years. There is plenty of room for a generously sized table and chairs and more than enough storage and preparation space. A pair of double doors leads into the spacious, light filled garden room where the owners put their giant Christmas tree each year. They tend to sit there during the day and retire to the lounge in the evenings. With lovely views over the garden and lots of space and light, this is an extra reception room which has often provided a useful overflow space when family and friends are being entertained. To the right is the shower room and the ground floor accommodation is completed by the utility room with its sink, plumbing for washing machine and dryer and extra storage.

Up in the Eaves...

The first floor has been created with an eye to light, space and storage and echoes the spacious feel throughout the rest of the house. Bungalows which have been extended upwards can often feel rather squeezed for space, but this is certainly not the case here. The staircase rises to the landing where natural light pours through the skylight and there is a useful storage cupboard. Two further bedrooms can be found up on this level, both good sized doubles. The first has a skylight and attractive oriel window as well as a smart en suite shower room, built in storage and eaves storage. The other bedroom, also a double, has an en suite bathroom with bath and shower over, plus a small built in cupboard and eaves storage. These rooms would make ideal guest accommodation or serve teenagers very well.



LOCATION

The back garden is accessed via a pair of double doors in the garden room and via the walk way leading from the front of the house. There is a generous patio to the rear and a large fish pond with remote controlled lights. The rest of the garden is laid to lawn with a path running down to the bottom of it where the wooden summerhouse can be found. This has a table and chairs in it and is connected to Sky. It makes a lovely place to sit in the summer and could easily be used as an extra family room. There is also a workshop with a skylight and power and light. To the right is the garage with power, light and racking, a greenhouse, a patio and seating area and a built in barbecue area under cover for year-round cooking. The garden has always attracted a wide variety of wildlife including partridges, pheasants, deer and even a peacock who used to sit and look at the owners through the window. Copford is a friendly and close-knit community with some good amenities and nearby Marks Tey and Stanway have more shops, restaurants and pubs.

Colchester is generally believed to be the oldest recorded town in the UK and with its historic Dutch Quarter, ancient castle, Roman remains, bustling shops and leisure activities and excellent location in North Essex close to the A12, it is a commercial hub. Around it are many thriving villages, set in open countryside and it is one of the many delights of this part of the county that one can have such a busy and populous city surrounded by a relatively rural landscape. Transport links are excellent here with the A12 running north to Ipswich, Woodbridge and Lowestoft and south to Chelmsford and London. Regular fast trains depart from Colchester to London Liverpool Street and north to Norwich, as well as linking Walton-on-the-Naze, Clacton and Harwich.

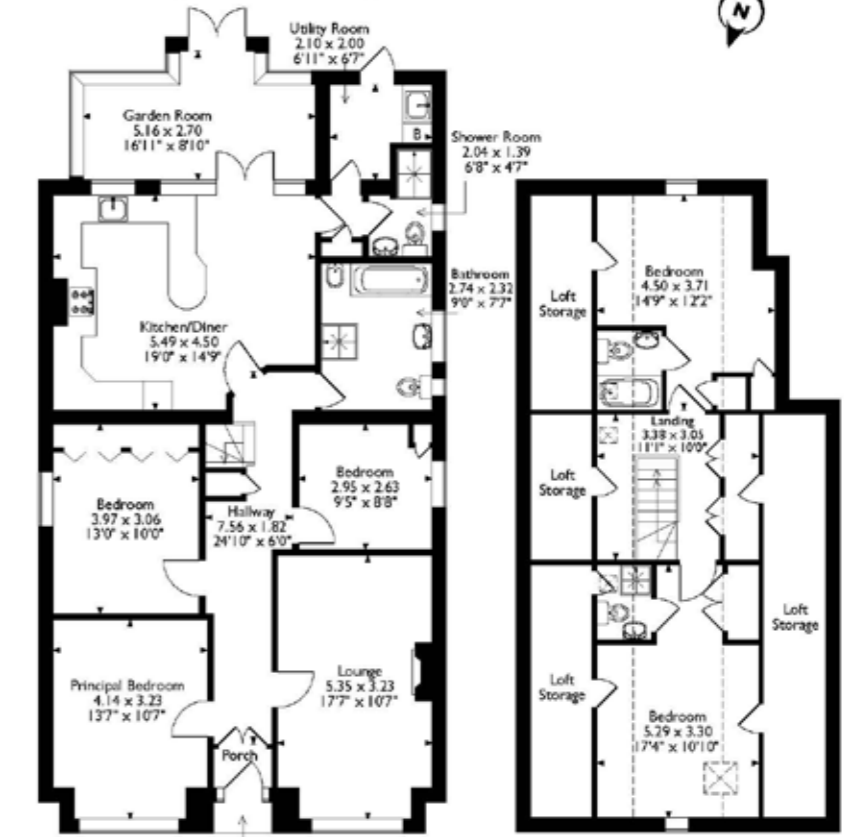
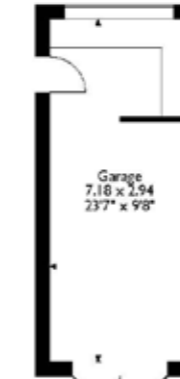
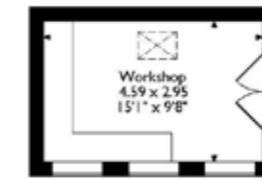
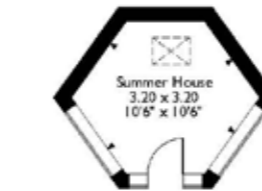
With plenty of off street parking, a well laid out garden with workshop, summerhouse and garage, a spacious and versatile interior and a wonderful location with excellent transport links, this much loved family home has a huge amount to offer.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area
 Main House = 144 Sq M/1550 Sq Ft
 Garage = 21 Sq M/226 Sq Ft
 Outbuildings = 23 Sq M/248 Sq Ft
 Total = 188 Sq M/2024 Sq Ft



Outbuilding

Ground Floor

First Floor

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.

All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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