



3 WAKES HALL PARK, COLCHESTER ROAD,

WAKES COLNE, COLCHESTER, ESSEX, CO6 2FH

NP NICHOLAS
PERCIVAL

Set within the grounds of a Georgian Country House, this Grade II listed three storey town house enjoys commanding views of the grounds of the estate and Colne Valley beyond. The property offers open plan living to the ground floor, master bedroom and en-suite shower room to the first floor and a further two bedrooms and accompanying bathroom to the second floor.

The property has exclusive use of a designated garage and parking space, as well as a basement storage unit. The residents can enjoy the tennis courts, gymnasium, shared grounds, and gardens. For the green-fingered an allotment garden is available for a small additional annual charge. Wakes Hall Park is an age exclusive development for the over 55's | Annual Management Service Charge Applies c£2,300 pa | Tenure Freehold | Air Source Heat Pump | EPC F | Council Tax Band E



Property

Wakes Hall Park is an idyllic location, set in the gently rolling landscape of the North Essex Countryside. The 'Town House' (3 Wakes Hall Park) is a Grade II listed conversion and originally formed part of the Georgian Country House.

A sweeping gravelled driveway leads past the ornamental pond and water fountain to the property and the designated parking.

The accommodation is arranged over three floors, the open plan ground floor offers a dual aspect sitting / dining room and highlights the typical characterful features associated with the period of

original construction, such as sash windows and high ceilings. The level of finish throughout the property is very good as demonstrated by the kitchen, with sleek design NEFF integrated hob, extractor hood, oven, dishwasher, and fridge / freezer appliances. Ample storage is provided by a good array of cupboards and drawers all set within an attractive Corian work-surface.

Further work-space and storage is provided by the adjoining utility room, that also provides space and plumbing for a washing machine. The cloakroom completes the ground floor comprised of

a toilet and handbasin set within a vanity unit.

The dual aspect master bedroom is located on the first floor and enjoys wonderfully scenic views across the Colne Valley. The ensuite shower room to the master bedroom comprises a shower cubicle, toilet, handbasin set within a vanity unit and heated towel rail.

Ascending the stairs to the second floor there are two further bedrooms. Bedroom two is a guest's double room and the third bedroom is a single room presently used as an office. The bathroom that serves these two bedrooms is comprised of a bath with shower hose attachment,

handbasin set within a vanity unit, toilet, and heated towel rail. For additional convenience there is a large airing cupboard, ideal for storing sheets and towels.

Outside

To the front of the property there is a small raised terrace from which one can sit and enjoy the rolling views.

To the side of the property there is an enclosed basement storage facility.

The property has the use of a designated garage and parking space.

Residents of Wakes Hall Park are able to enjoy the use of the shared grounds and



gardens, tennis courts and gymnasium. For a small additional charge, an allotment garden is available to rent for the green-fingered.

Situation

'The Town House' is set within the formal grounds of a grand Georgian country estate in Wakes Colne. The village benefits from a Post Office / Convenience store, popular public house and a branch line train station providing access to the main line at Marks Tey, from where London can be accessed in under one hour. The A12 and A120 are close at hand.

Agents Notes

The property is Age Exclusive. It is a condition of the planning permission that the buyers and occupiers must be at least 55 years old. If a couple buy the property, at one person within the couple must be of at least 55 years of age.

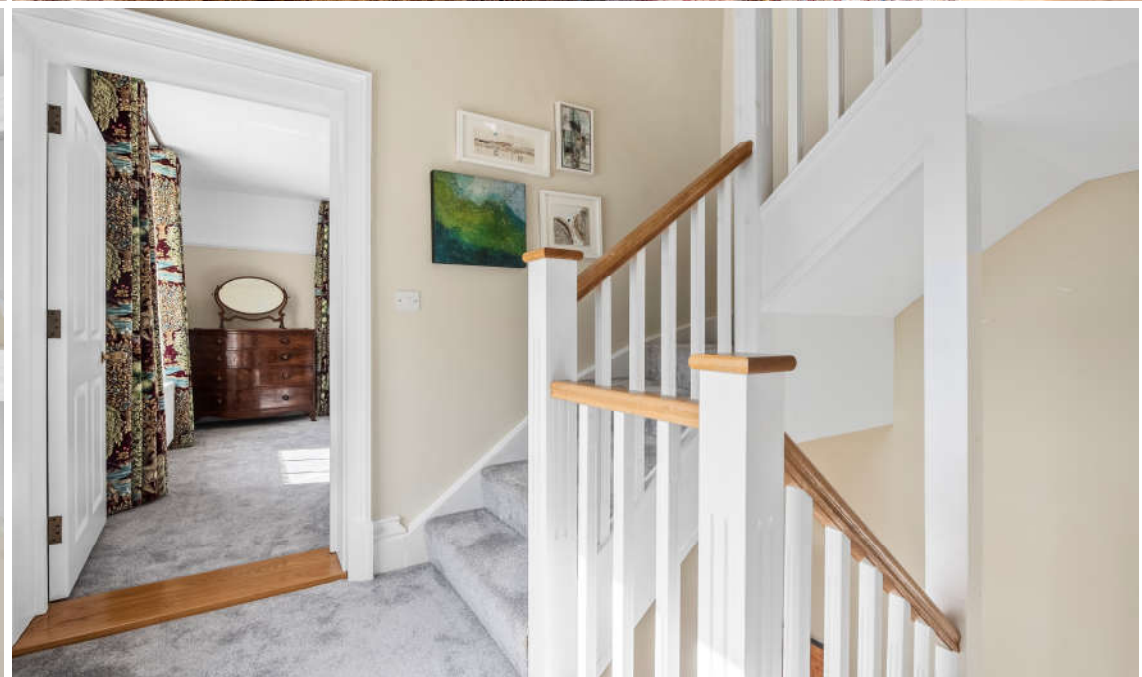
An annual service charge of circa £2,300 is payable. This covers a contribution towards the maintenance and upkeep of the stunning communal grounds, including the walled garden, courtyard gardens and general communal areas not owned by the individual properties at Wakes Hall Park, and additionally the

external decoration of the property and garage.

Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property.

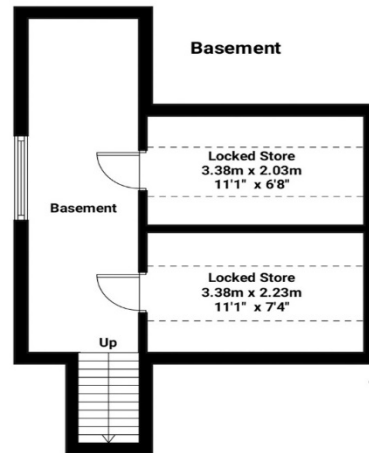
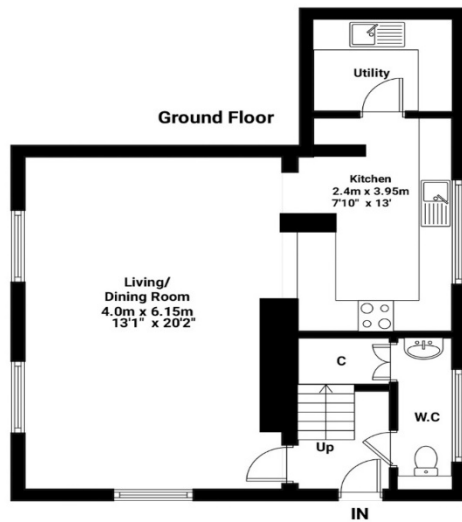
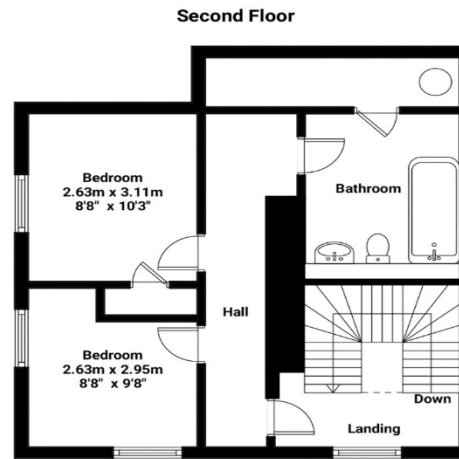
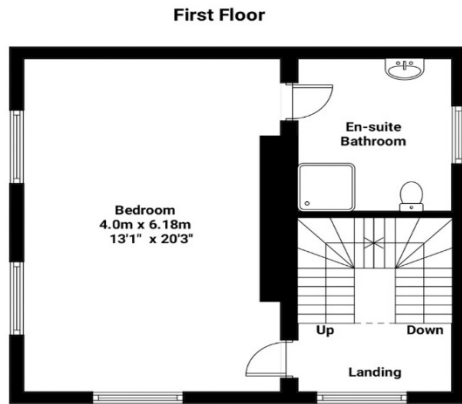
Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same.

These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Colchester Borough Council, Tel 01206 282 222. **COUNCIL TAX:** Band E. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).





TOTAL APPROXIMATE FLOOR AREA :
 1644.1 sq ft (152.74 sq mt)
 House : 1375.1 sq ft (127.67 sq mt)
 Basement : 269 sq ft (25.07 sq mt)

