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## 3 Bedroom End Terraced House located in Messing.

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# Bouchiers Place Messing Colchester CO5 9TY



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2



1

## FULL DESCRIPTION

### OVERVIEW

We are delighted to offer this rarely available, stunning and completely unique three bedroom home in the sought after village of Messing. Offering a South facing garden, beautiful vaulted kitchen diner, stylish living room, utility room, off-road parking and garage, there's loads on offer. This is a MUST SEE property!

### GROUND FLOOR

#### KITCHEN / DINER

**17' 2" x 10' 9" (5.23m x 3.28m)**

Vaulted ceiling with velux windows, plus window and double door to rear aspect. Fitted wall and base units plus breakfast bar.

#### LIVING ROOM

**18' 3" x 17' 2" (5.56m x 5.23m)**

Opening to kitchen diner plus window to side aspect. Ornate feature fireplace and built in shelving. Stylishly presented with clearly defined seating and office areas

#### UTILITY ROOM

**12' 2" x 10' 0" (3.71m x 3.05m)**

Window to front aspect. Large utility room with space for appliances, electric oven and large fitted cupboard for coats etc

#### CLOAKROOM

**4' 7" x 4' 3" (1.4m x 1.3m)**

Window to side aspect, wash basin and WC

### FIRST FLOOR

#### BEDROOM ONE

**13' 4" x 11' 4" (4.06m x 3.45m)**

Window to front aspect, built in wardrobe and access to en-suite

#### ENSUITE

**10' 1" x 3' 3" (3.07m x 0.99m)**

Shower, wash basin and WC

#### BEDROOM TWO

**13' 3" x 9' 4" (4.04m x 2.84m)**

Window to rear aspect and built in wardrobe

#### BEDROOM THREE

**10' 0" x 7' 6" (3.05m x 2.29m)**

Window to rear aspect

#### BATHROOM

**10' 0" x 6' 9" (3.05m x 2.06m)**

Stunning free-standing roll-top with overhead shower, wash basin and WC

Guide Price Of  
**£500,000 to  
£550,000**



**LOFT**

Large, fully boarded loft space, currently used for storage. In our opinion it could easily be converted as a similar property at Bouchiers Place has done

**OUTSIDE / PARKING**

South facing garden mainly laid to lawn. Patio / barbecue area covered by Timber pergola and two bespoke wooden benches. Storage shed and gate leading to parking at rear of the property.

There is a garage-en-bloc situated just behind the property that also has a loft space plus an allocated parking spot near the front door of the property





## LOCATION

Nestled in the heart of Essex, Messing is a quaint village that encapsulates the charm of rural England. Surrounded by lush green fields and meandering country lanes, this idyllic hamlet offers a peaceful retreat from the hustle and bustle of city life.

At the heart of Messing lies its historic village centre, characterized by charming cottages adorned with vibrant flower gardens. Bouchiers Place is a stones throw from one of Messing's notable landmarks is the St. Mary the Virgin Church. The famous Old Crown local pub is a short walk away and provides a social hub for the village. The highly regarded Messing Primary School is also only a 6 minute walk away

An abundance of local amenities including two large Supermarkets are available at Tiptree (1.4 miles) and Kelvedon train station (2.7 miles) offers mainline services to London.

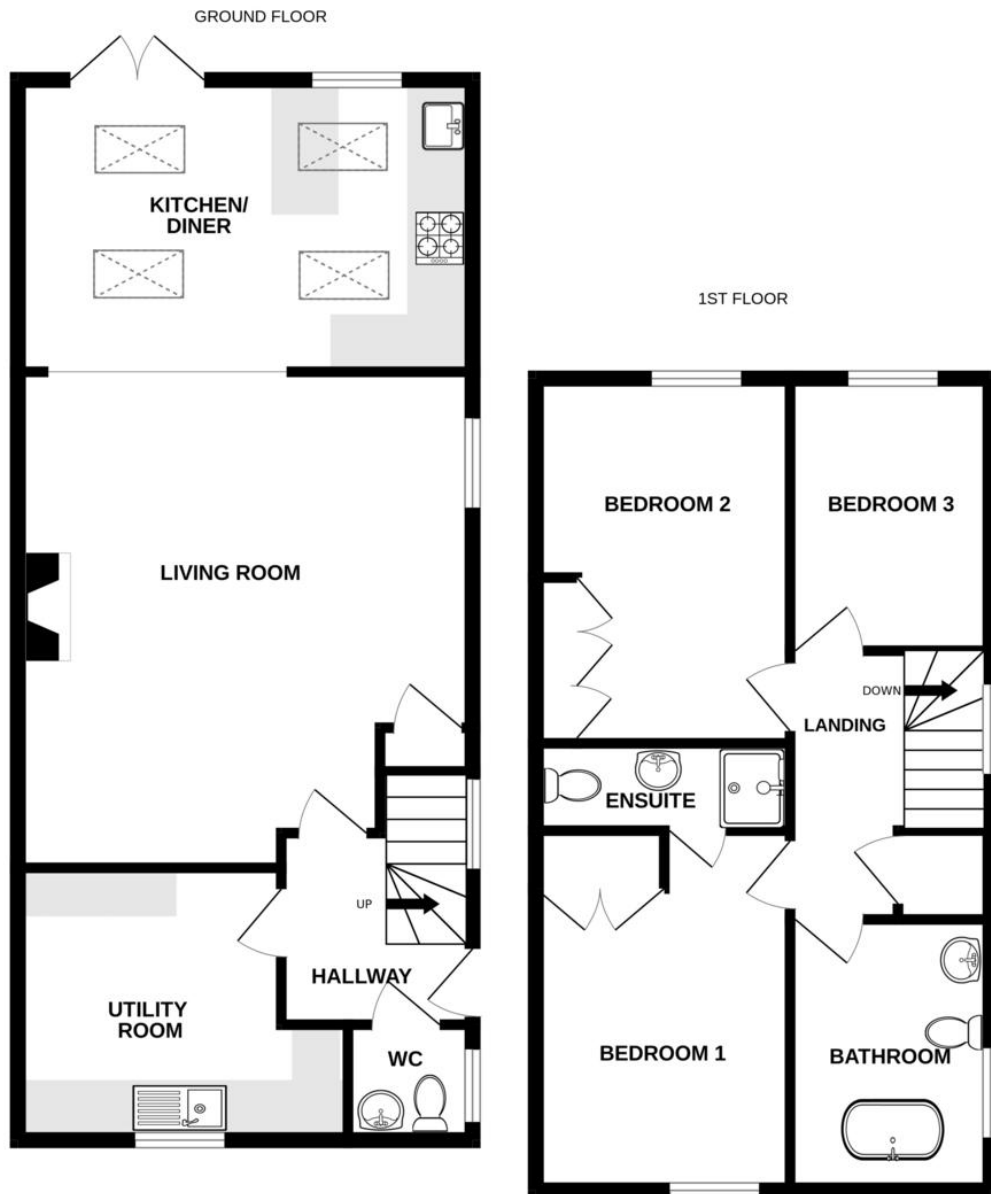




**Bouchiers Place, Messing CO5 9TY**



# FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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