



Windyridge, Fountain Lane, Heckfordbridge, Colchester, CO3 0SR

Guide Price £950,000

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GUIDE

PRICE

OF

£950,000

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£1,000,000

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Fine and Country are proud to present Windyridge, an exceptional family home on Fountain Lane, Heckfordbridge, CO3 0SR. This expansive estate offers a generous plot with a large four-bedroom main residence, a detached two-bedroom annexe, and a separate office space, perfect for versatile living arrangements.



OVERVIEW

**** GUIDE PRICE OF £950,000 to £1,000,000 ****

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STEP INSIDE

The ground floor of Windyridge is thoughtfully designed for both families and entertaining. Upon entry, you are greeted by three spacious reception rooms, each offering a unique ambiance and versatility for various uses, whether it be a formal sitting area, a cosy family lounge. The heart of the home is the open-plan kitchen dining room, featuring luxurious marble work surfaces, a Butler sink, and an Aga stove.

This inviting space flows seamlessly into a bright and airy conservatory, offering stunning views of the rear garden. Additional rooms on this level include a utility room and a convenient downstairs WC. completing the ground floor. Each room is designed with attention to detail, ensuring comfort and style in every corner.



Ascending the staircase to the first floor, Windyridge offers a haven of comfort and luxury. It features four well-appointed bedrooms, each designed to cater to a variety of needs. The Master bedroom is a standout, boasting a private balcony with enchanting views of the rear garden and an ensuite bathroom for added convenience. The second and third bedrooms feature built-in storage cupboards, making them ideal for children or guests. The fourth bedroom, a charming and versatile space that can serve as a guest room, home office, or hobby room. Its unique layout, enhanced by clever storage solutions and natural light, makes it a peaceful retreat. This thoughtfully designed upper level provides a serene and comfortable living space for every family member.

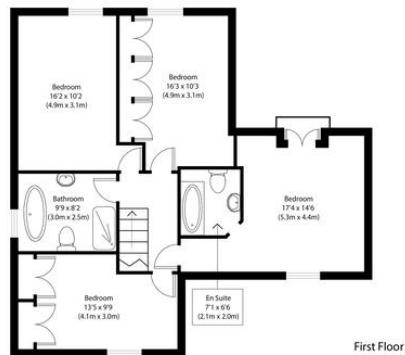
OUTSIDE

The outside and grounds of Windyridge are as impressive as the interior, offering a serene and expansive setting perfect for outdoor living and recreation. As you enter through the gated entrance, you're greeted by a vast block-paved driveway that provides off-road parking. The beautifully landscaped rear garden is a true highlight, featuring extensive lawn areas dotted with mature trees and shrubs, creating a peaceful and picturesque environment.

A substantial rear patio extends from the main house,





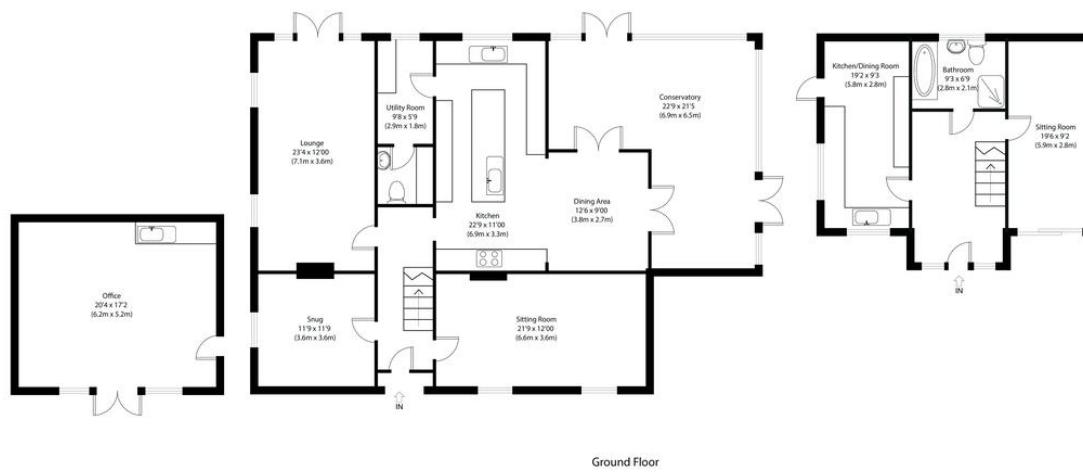
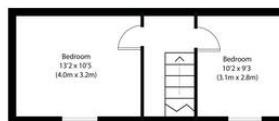


First Floor

Approximate Gross Internal Area
 Main House 2600 sq ft (241 sq m)
 Outbuildings 1190 sq ft (111 sq m)
Total 3790 sq ft (352 sq m)

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 advisor should
 conduct a useful inspection before committing to any purchase or lease in respect of monetary valuation.
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