



Rectory Road | Weeley Heath | CO16 9BH

FINE & COUNTRY

OVERVIEW

We are delighted to present an exceptional four-bedroom detached bungalow nestled off a private lane in the serene village of Weeley Heath.

Set on a sprawling plot of approximately 0.45 acres, this charming home offers a blend of spacious living areas, modern amenities, and versatile outdoor spaces. Its idyllic location, combined with its substantial outbuilding and beautifully landscaped gardens, makes this a truly unique and desirable property.









STEP INSIDE

As you step through the welcoming entrance hall, you'll immediately feel the warmth and spaciousness of this lovely home. The living room, flooded with natural light from its double-glazed windows and patio doors, offers a cozy retreat with a feature fire surround and electric fire, perfect for relaxing evenings. The open plan kitchen and dining area is a true heart of the home, featuring spotlights, tiled flooring, and ample storage.

The well-equipped kitchen includes modern appliances such as a double oven, four-ring electric hob, integrated dishwasher, and a built-in fridge/freezer. The dining area seamlessly connects to the utility room, which provides additional storage and access to the rear garden.

The bungalow offers four generously sized bedrooms, each with double glazed windows. The main bedroom has its own en-suite bathroom, complete with a tiled shower cubicle, vanity wash hand basin, and heated towel rail. The family bathroom is equally well-appointed, featuring a bath with shower attachment, low-level WC, and pedestal wash hand basin. The bedrooms provide a welcoming sanctuary, ideal for relaxation and rest.





STEP OUTSIDE

Outside, the property continues to impress. The expansive rear garden is a tranquil oasis, featuring a large, paved patio enclosed by a dwarf wall and lush lawns. It's the perfect space for outdoor entertaining and family gatherings. The front garden boasts an in-and-out driveway, a large garage/workshop, and two carports, providing ample parking and storage solutions.

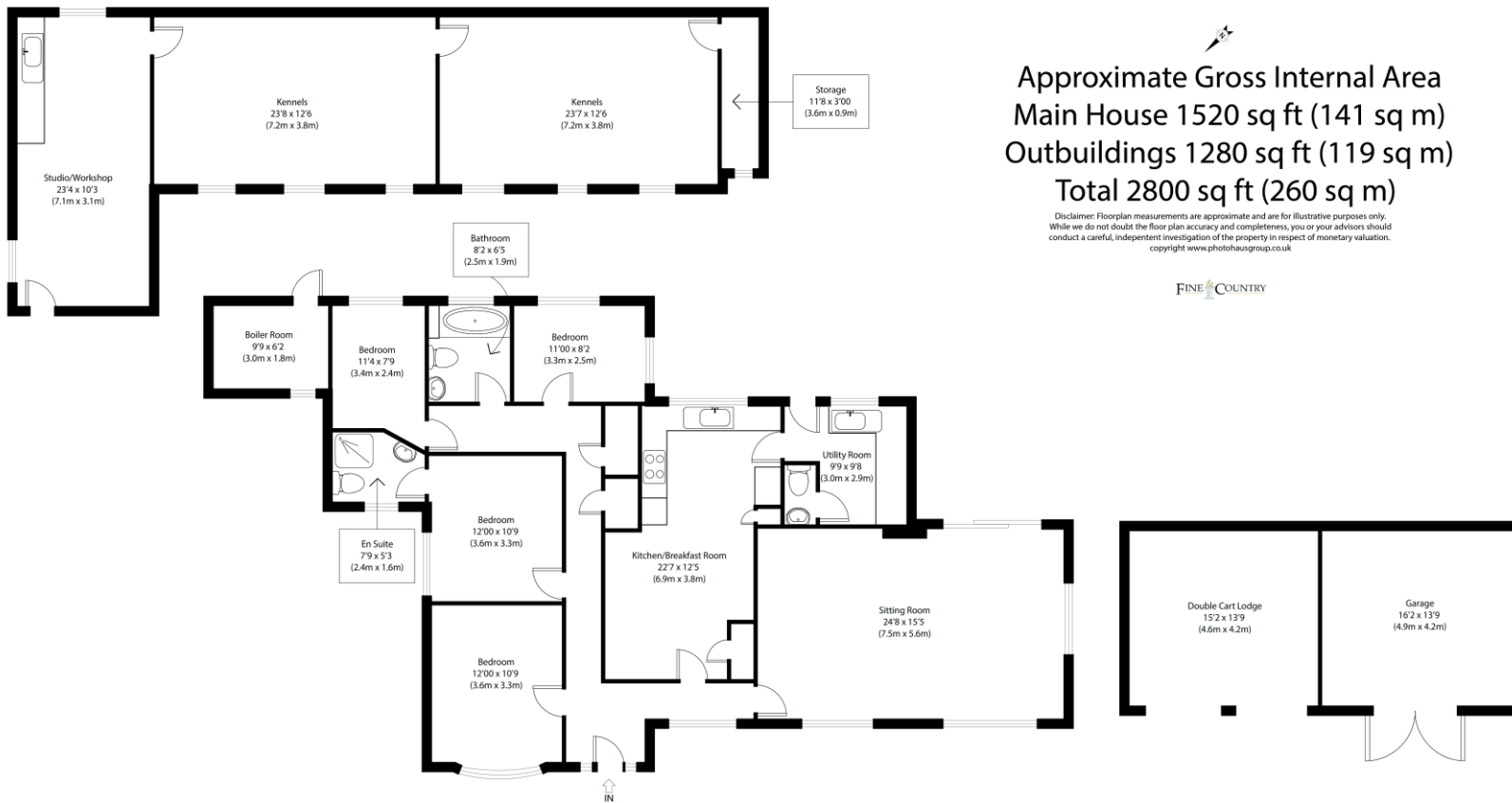
The outbuilding, a substantial structure once used as kennels, offers incredible potential for conversion into a gym, annexe, or games room, subject to planning permission.

LOCATION

Situated in the idyllic village of Weeley Heath, a charming and peaceful area known for its scenic countryside and friendly community atmosphere. The village provides a tranquil retreat from the hustle and bustle of city life while still offering convenient access to essential amenities and services.

The location is well-served by several reputable schools in the surrounding areas, making it ideal for families and benefits from excellent transport links with regular train services to Colchester, Chelmsford, and London Liverpool Street, making it convenient for commuters.

Rectory road is desirable location in Weeley Heath combines the tranquility of rural living with the convenience of easy access to educational facilities, transport links, and local amenities. This makes it an ideal choice for families, professionals, and anyone seeking a balanced and comfortable lifestyle.



Approximate Gross Internal Area
Main House 1520 sq ft (141 sq m)
Outbuildings 1280 sq ft (119 sq m)
Total 2800 sq ft (260 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 advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

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CRAIG GANDERTON
DIRECTOR

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Ground Floor



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