



Wheatlands, Church Road, Peldon
Colchester | CO5 7PT

FINE & COUNTRY

WHEATLANDS, CHURCH ROAD

Welcome to this exquisite five-bedroom detached home on Church Road, Peldon. Set within 2.25 acres (STS) this property is a stunning blend of elegance, comfort, and countryside charm. Nestled in a sought-after village location, this property offers spacious living areas, beautifully designed interiors, and expansive outdoor spaces, making it the perfect retreat for families or those seeking a tranquil lifestyle. With its prime setting and proximity to local amenities, this home truly encapsulates modern rural living at its finest.











Seller Insight

In 2017, I came across Wheatlands. It's located in a lovely, quiet and friendly village a stone's throw away from the beautiful Mersea Island. It was originally a three-bedroom bungalow that was situated on a 2.5 acre plot. As soon as I viewed Wheatlands, I knew this place had a lot of potential; the stunning garden and breathtaking sea view, finalised my decision to purchase Wheatlands. Six months later I had the keys and my journey to building my dream home began. I started by demolishing the old bungalow and the groundworks shortly followed. A lot of time and effort went into every last detail. The whole project included crucial decisions for every material used to create a very high specification house. Old farmhouse bricks, featuring a birds peak point and crafted oak beams were imperative decisions for a modern build to include a warm, country feel. The hand cut roof and other features such as, clay peg tiles and hard wooden windows/doors ensure the external is sightly and high quality. Internally the specifications are endless. The oak herringbone floor is definitely an eye catcher for those that step through the door of Wheatlands, Along side the hand crafted kitchen that has bought many compliments over the years. My personal favourite feature of the kitchen is the Buster and Punch lighting. Both the kitchen and utility feature Perrin and Rowe handles and a beautiful, natural stone work surface. Tulipwood skirtings and architraves also feature throughout. While planning the layout, I envisioned a very social space with built in Sonos speakers, this has been the perfect set up for gatherings and celebrations with family and friends. As I watched my dream turn into reality I would picture my future in this house. I would imagine starting my day, waking up to a beautiful sunset view & finishing my day relaxing in a cosy, fire lit space. in 2020, this soon became reality when Wheatlands was built and ready to move into. Since then, I have started my own family and created wonderful memories in the most luxurious space. Wheatlands has been the true foundation of all of my accomplishments and aspirations. We're now ready as a family to start a new adventure, while Wheatlands is now ready to help start another's.













The ground floor of this stunning property is a masterclass in elegance and functionality, offering the perfect balance of style and practicality. At its heart lies a breathtaking open-plan kitchen, family, and dining area spanning an impressive 43'1" by 15'5". With its high vaulted ceilings, chic herringbone-tiled backsplash, and skylights that flood the room with natural light, this space is designed to impress. Adjacent is a snug, a cozy retreat ideal for unwinding. The sitting room is a showstopper, featuring a striking exposed brick wall, a modern fireplace, and expansive glass doors that seamlessly connect the indoors with the outdoor entertaining area. Completing the ground floor is a charming garden room, a convenient utility space, and a well-appointed en-suite bedroom, perfect for guests or flexible living arrangements. Every detail of this level has been thoughtfully curated to create a warm and inviting atmosphere with undeniable sophistication.

The first floor of this exceptional property is a sanctuary of luxury and comfort, offering ample space for relaxation and privacy. The standout feature is the impressive principal bedroom, complete with a private balcony, a stylish en-suite bathroom, and an adjoining dressing room for a touch of indulgence. Three additional generously sized bedrooms provide plenty of accommodation, with one also benefiting from its own en-suite, while the others share a beautifully designed family bathroom. The layout is thoughtfully planned, with each room exuding elegance and charm, complemented by large windows that bathe the spaces in natural light. This floor perfectly blends practicality with refined living, creating an ideal retreat for family members or guests.









The grounds and gardens of this remarkable property are nothing short of enchanting, offering both functionality and serene outdoor living. Surrounding the home is a meticulously landscaped garden, featuring lush lawns, charming patio areas, and mature planting that provides both beauty and privacy. The outdoor space is perfect for entertaining, with seamless access from the sitting room's glass doors to the patio, where you can enjoy al fresco dining or unwind while soaking in the tranquil surroundings.

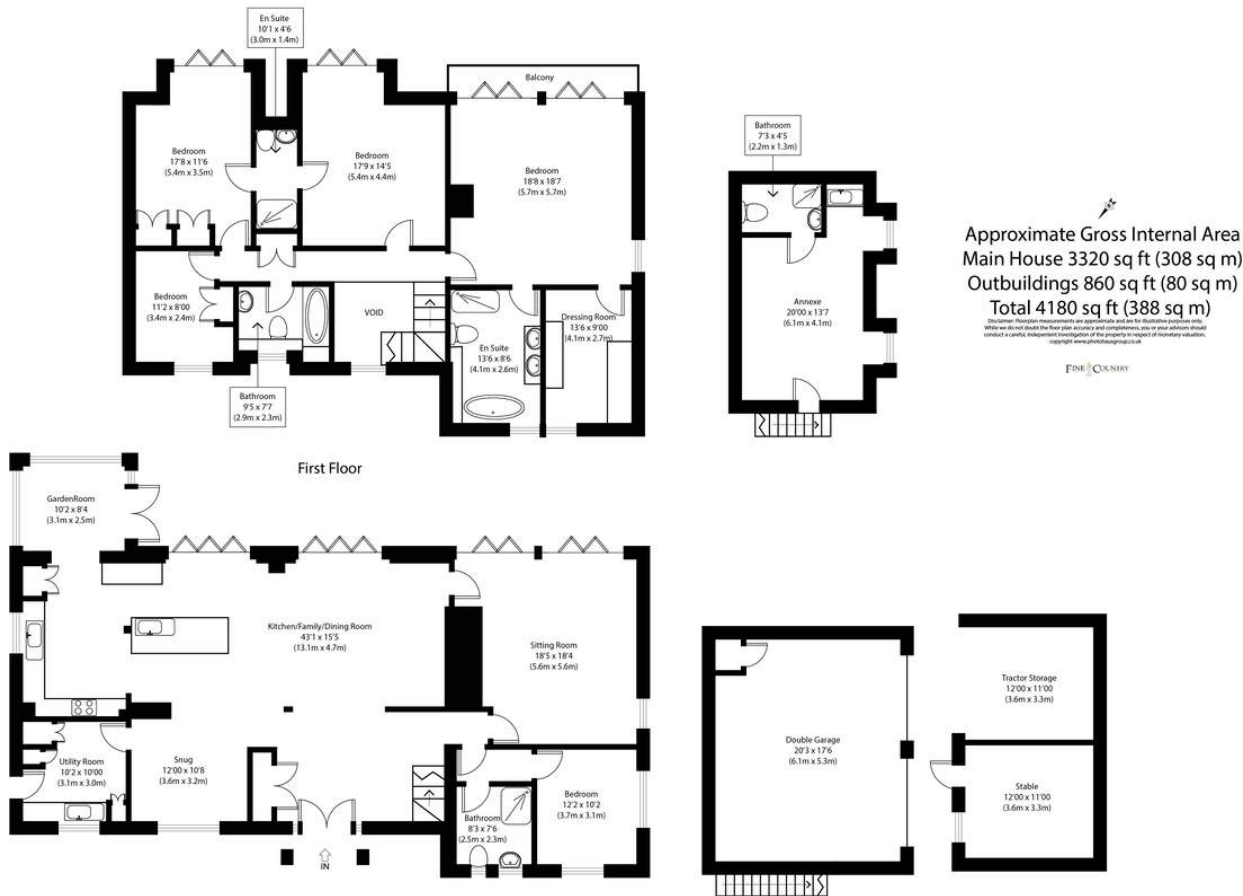
Additional features elevate the property further, including a substantial double garage and a separate annexe with its own bathroom, providing flexible options for guest accommodation, a home office, or a studio space. The property also boasts practical outbuildings, such as a stable and a tractor store, making it ideal for those with equestrian interests or hobby farming. Together, these features create a harmonious blend of luxury, practicality, and countryside charm, making the grounds an integral part of this outstanding home.







Registered in England and Wales. Company Reg No: 4791190
Registered Office: Moginie James Limited, First Floor Thorens House, Unit 3 Beck Court, Cardiff Gate Business Park CF23 8RP.
copyright © 2016 Fine & Country Ltd.



Approximate Gross Internal Area
 Main House 3320 sq ft (308 sq m)
 Outbuildings 860 sq ft (80 sq m)
 Total 4180 sq ft (388 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we should double check the floor plan, mistakes and omissions, even in your favour, should be made. A careful, independent investigation of the property in respect of its valuation should be conducted by a professional valuer.

FINE & COUNTRY

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and 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 it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * 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, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed 19.09.2016





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, United Arab Emirates and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment.

With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country

Tel: 01206 878155

colchester@fineandcountry.com

99 London Road, Stanway, Colchester, Essex, CO3 0NY Colchester, Essex, CO3 0NY

