



- Individual & Bespoke Build
- Lower Wivenhoe Position
- Close To River And Quay
- Mainline Station Close By
- High Specification
- Three Bedrooms & Three Bathrooms
- Open Plan Lounge/Kitchen/Diner
- Off Road Parking
- Stylish and Contemporary
- 10 Year Build Warranty

### **The Hideaway, Anglesea Road, Wivenhoe, Colchester, Essex. CO7 9JR.**

'The Hideaway' is a unique and truly stunning individually designed home built to incredible specifications and offering fabulous features within this most sought after lower Wivenhoe position having just been voted by the SUNDAY TIMES as THE best place to live in the East of England 2024 and voted again in 2025..





# Property Details.

## Details

### Accommodation



Please see floorplan for measurements.

Nestled behind a beautiful and unassuming facade with electric Cedar gates offering further secure parking offering a real "lock and leave" ability for the times you venture off along the river or further afield. Architecturally brilliant, this stylish contemporary home has been planned to absolute perfection and offers versatile accommodation carefully thought out to make the most of the prime position it sits in. With fabulous design features including glass panels, skylights, a fabulous central courtyard terrace, open plan living/dining/kitchen with Bi-Fold doors to the rear garden, three bedrooms, two en-suites, further bathroom, underfloor heating powered by an Air Source Heat Pump and off road parking.

Cleverly designed with simplistic curtilage concealing the grand designs behind and with a mainline train station offering fast links to London Liverpool Street in just over the hour this one off masterpiece home must be viewed.

## Specification



From the driveway to the rear fence you will immediately notice the attention to detail and high specification from flint retaining walls to skylights, bespoke glass panel corridors offering incredibly light room transitions, underfloor heating throughout and high quality fitted appliances and fittings. With great ceiling heights throughout and incredible ceiling height in the master bedroom giving a further feel of space and light again enhanced by French doors out to its own central courtyard.

### About Wivenhoe



Nestled on the banks of the River Colne, Wivenhoe is a charming Essex town, known for its picturesque waterfront, thriving sailing community, and historic buildings. A vibrant artistic scene complements its tranquil atmosphere, making it a haven for both artists and those seeking a peaceful escape.

# Property Details.

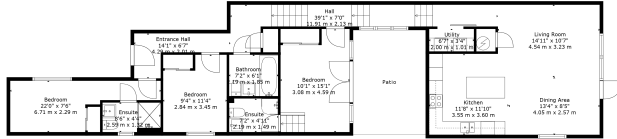
## Transport Links



Well served by local train station just minutes away by foot with direct links to London Liverpool Street station, offering a frequent service and a journey time of around one hour, though this can vary depending on the specific train. The A12/A120 are easily reached from Wivenhoe and give good access to further motorways as required. Bus routes run in to Colchester City and down the coastline to Clacton-On-Sea.

# Property Details.

## Floorplans



TOTAL: 1175 sq. ft. 109 m<sup>2</sup>  
FLOOR 1: 1175 sq. ft. 109 m<sup>2</sup>  
All Measurements Are Approximate And For Double Portions Only.

## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

