



- Heavily Improved & Upgraded To The Highest Of Standards
- Nestled In The Highly Desirable Area Of Copford Green Within Striking Distance Of The Alma Village Pub
- A Fully Open Plan Kitchen/Dining Area, Recently Upgraded By The Current Seller
- Well-Connected To Colchester's City Centre
- Favourable Copford Location (West Colchester)
- A Mature And Beautifully Maintained Rear Garden, With Annexe Accommodation
- Within Close Proximity To The A12 And Mark's Tey Station
- Much Improved And With A Well Designed Garden, With An Annexe To The Rear

## White Lodge, Rectory Road, Copford, Colchester, Essex. CO6 1DH.

White Lodge is a beautifully reimagined and modern four-bedroom, two-bathroom detached residence that exudes contemporary style and family-friendly functionality. Situated in the highly coveted area of Copford Green, this home offers easy access to excellent primary and secondary schools, the charming Alma village pub, Stane Retail Park, the A12, and Marks Tey Train Station, which provides direct links to London Liverpool Street. Internally, the property offers an abundance of space, style, and comfort throughout, with features including a large open-plan kitchen/dining area with shaker-style units, solid white marble worktops, and integrated appliances. This space also benefits from a breakfast bar area and an elegant dining area with French doors leading out to the garden.



# Property Details.

## Ground Floor

### Hallway

16' 3" x 7' 0" (4.95m x 2.13m)

### Living Room



12' 1" x 11' 4" (3.68m x 3.45m)

### Kitchen/Dining Area



22' 10" x 13' 2" (6.96m x 4.01m)

### Cloakroom

6' 2" x 5' 0" (1.88m x 1.52m)

### Office/Study

11' 2" x 9' 2" (3.40m x 2.79m)

### Utility Room

11' 1" x 9' 0" (3.38m x 2.74m)

## First Floor

### Landing

16' 9" x 6' 0" (5.11m x 1.83m)

### Master Bedroom



14' 6" x 10' 0" (4.42m x 3.05m)

### En Suite



5' 9" x 4' 0" (1.75m x 1.22m)

# Property Details.

## Bedroom Two



12' 0" x 11' 3" (3.66m x 3.43m)

## Bedroom Three

11' 2" x 10' 0" (3.40m x 3.05m)

## Bedroom Four

13' 0" x 8' 1" (3.96m x 2.46m)

## Bathroom



8' 0" x 5' 8" (2.44m x 1.73m)

## Outside



Outside, the generous rear garden includes a spacious patio, a path, lawn, and decking areas—perfect for outdoor dining, relaxation, or entertaining. Convenient side access leads to the front driveway. A standout feature is the recently converted outbuilding, now a fully self-contained annexe with a cozy living area, a modern kitchen, a bedroom, and an en-suite bathroom with a walk-in shower—ideal for guests or extended family. The outbuilding also includes two workshops, providing versatile spaces for hobbies or additional storage. The spacious front driveway offers ample off-road parking for multiple vehicles.

## Annexe Accommodation

### Kitchen/Living Area

12' 3" x 10' 0" (3.73m x 3.05m)

### Bedroom

9' 0" x 9' 0" (2.74m x 2.74m)

### Bathroom

9' 0" x 3' 0" (2.74m x 0.91m)

### Workshop

12' 4" x 11' 0" (3.76m x 3.35m)

### Outbuilding/Workshop

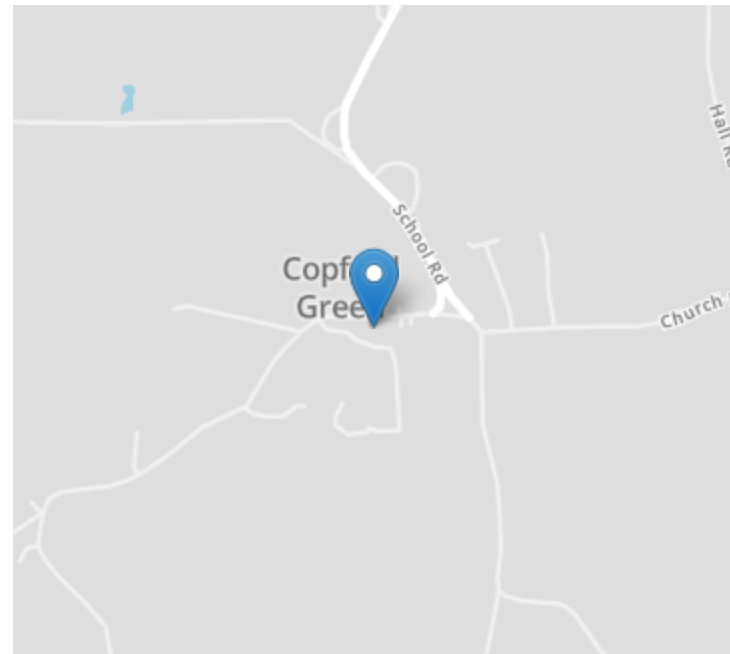
10' 8" x 7' 0" (3.25m x 2.13m)

# Property Details.

## Floorplans



## 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.