



Wheatlands

Colchester Main Road, Alresford CO7 8DG

An incredible detached home with extensive outbuildings all finished to a very high specification and ideal for families and entertaining, situated in the popular commuter village of Alresford with train station, local pub, shops and countryside walks on the doorstep. The bungalow itself has three double bedrooms, first floor dressing room, bathroom, shower room, 25ft living room and a 25' kitchen/diner. Outside there is ample parking, a very generous garden with large outbuilding complex of a 30ft family room currently set up as an entertainment bar, with cloakroom, changing room, store room and play room an additional outbuilding of 31ft currently used as a home office and space for hot tub and swimming pool. Must be viewed!

 **michaels**
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RECEPTION HALL, LIVING ROOM, BATHROOM & SHOWER ROOM



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Entrance Hall

Fitted cupboard and doors leading to:

Living Room 25' 2" x 17' 1" (7.67m x 5.21m)

French doors to rear garden, window to side, radiators, wall lighting, TV point.
Window to front, radiator, fitted wardrobe

Bathroom

Window to side, tiled floor, panel bath with mixer tap and shower attachment over, vanity wash hand basin, vanity WC, cupboard and airing cupboard.

Shower Room

Window to side, walk in shower, enclosed cistern WC, vanity wash hand basin, tiled floor, tiled walls, heated towel rail.



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KITCHEN/DINING/FAMILY ROOM

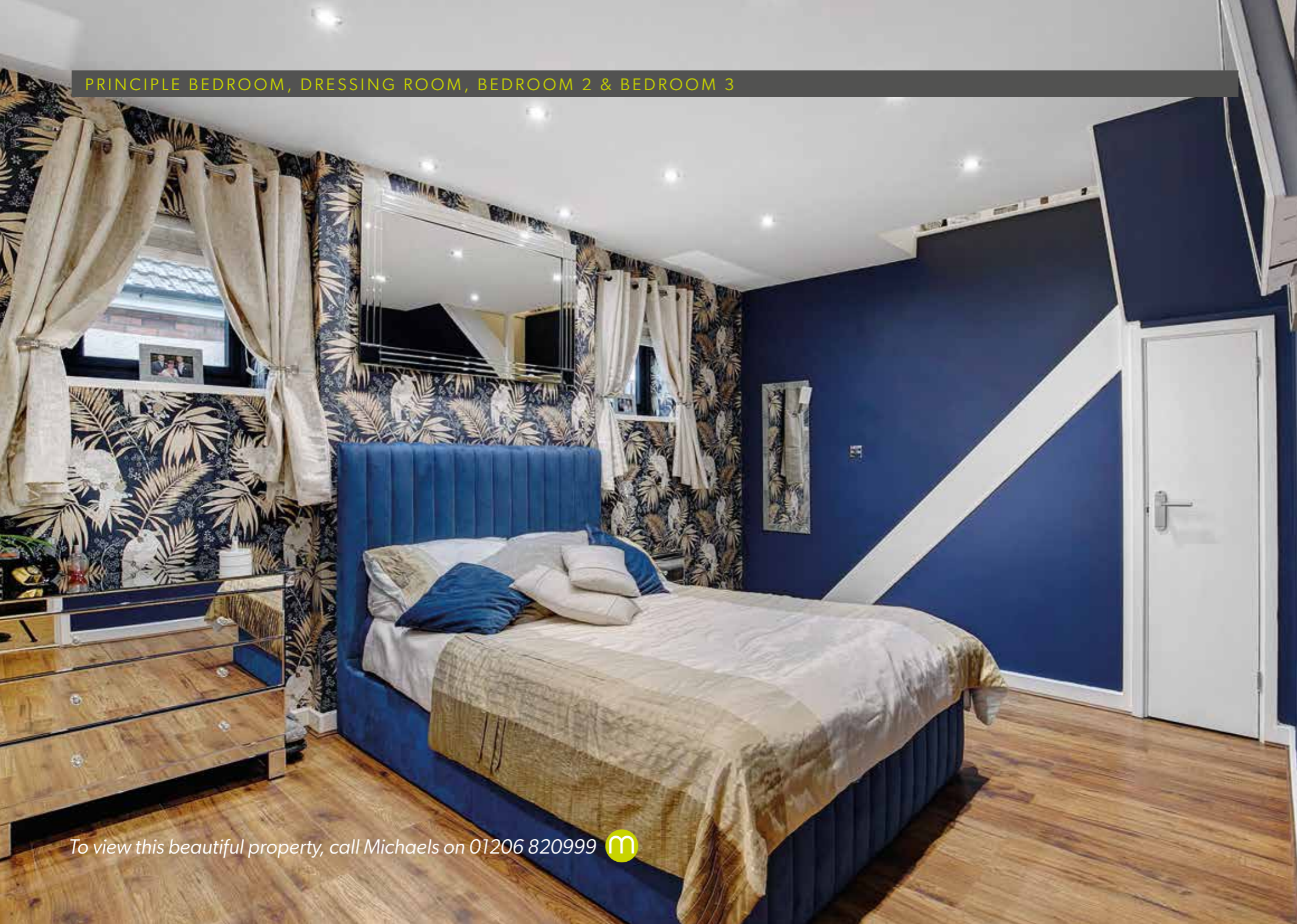



Kitchen/Dining/Family Room
25' 2" x 18' 8" (7.67m x 5.69m)

A truly amazing, spacious room featuring French doors opening onto the rear garden, windows to front and side, tiled floor, radiators, a stylish range of fitted units and drawers with Quartz worktops over, inset sink, inset gas hob with extractor over and splashback, central island with inset wine cooler, double oven, fitted microwave, fitted fridge and freezer, integrated washing machine, tumble dryer and dishwasher, under pelmet and kick panel lighting.

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PRINCIPLE BEDROOM, DRESSING ROOM, BEDROOM 2 & BEDROOM 3



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Principle Bedroom 15' 5" x 10' 6" (4.70m x 3.20m)

Two windows to the side aspect, wood effect flooring, radiator, stairs rising to the dressing room, understairs storage cupboard.

Dressing Room 15' 4" x 7' 3" (4.67m x 2.21m)

An excellent room with an excellent amount of fitted of storage furniture with clothing rails, shelving and shoe racks, radiator, door opening to large loft space offering further storage possibilities.

Bedroom 2 16' 4" x 10' 5" (4.98m x 3.17m)

A spacious double bedroom with window overlooking the frontage, radiator, fitted wardrobe.

Bedroom 3 13' 5" x 10' 4" (4.09m x 3.15m)


Another good sized double bedroom with window overlooking the frontage, radiator, fitted wardrobe.



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FRONTAGE, PARKING & REAR GARDENS



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Frontage and Parking

The front of the property is mainly block paved and provides ample off road parking, to the boundaries there are beds with shrubs and plants and gated access to rear.

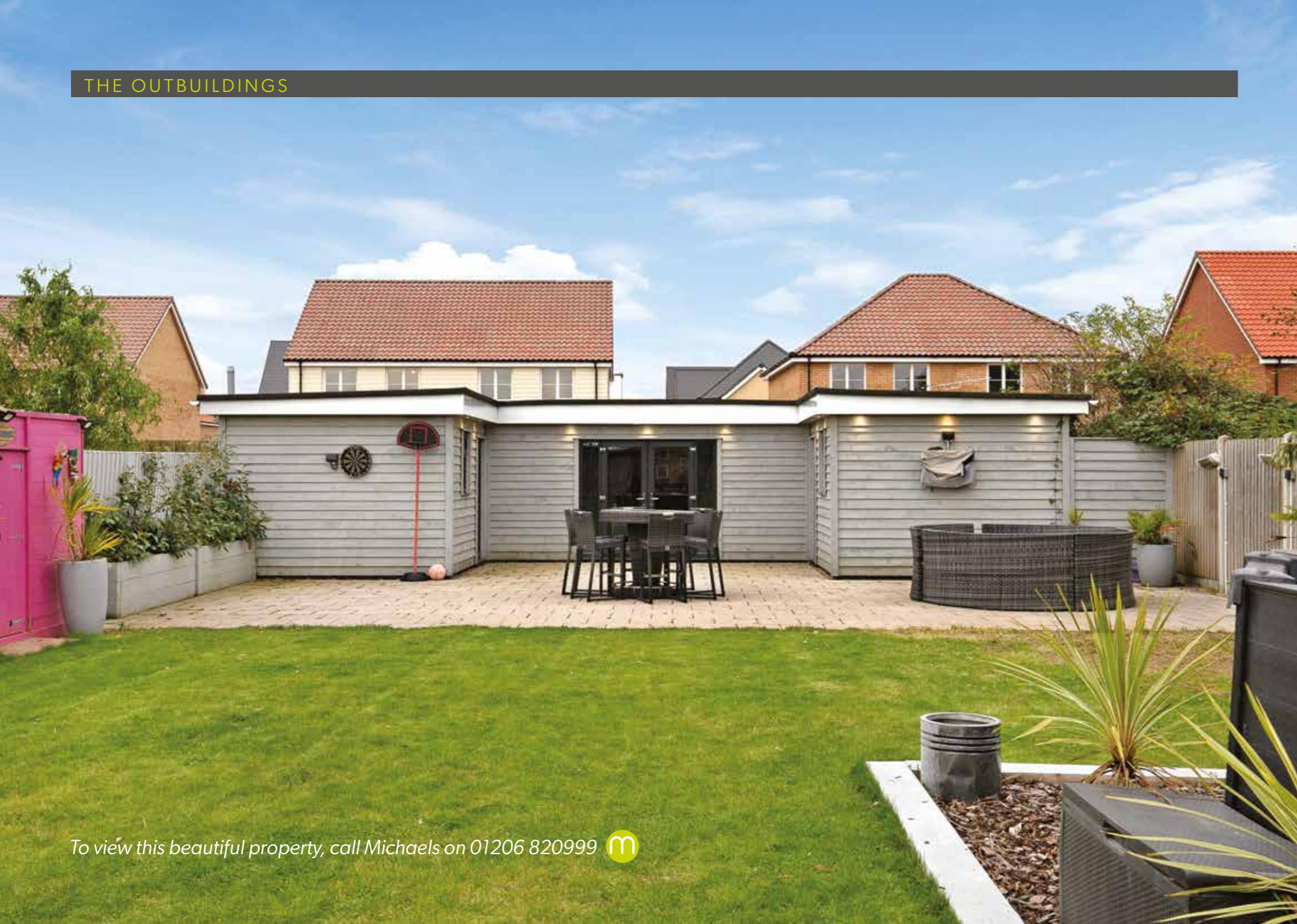
Rear Gardens

Predominantly laid to lawn and enclosed by panel fencing, two large patio areas, storage sheds, hard standing with pergola for hot tub, further area for freestanding swimming pool.



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THE OUTBUILDINGS



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Family Room 30' 0" x 18' 5" (9.14m x 5.61m)

Constructed to building regulation requirements and currently set up as a home pub and games room with fitted bar, French doors opening onto the paved terrace, and doors to:

Play Room 10' 6" x 9' 0" (3.20m x 2.74m)

An excellent room featuring window and door to the paved terrace.

Changing Room 10' 4" x 8' 9" (3.15m x 2.67m)

Window and door to the paved terrace, shower, wash hand basin and WC.

Store room 13' 5" x 7' 7" (4.09m x 2.31m)


Housing boiler and services.

Cloakroom

Vanity wash hand basin and WC.

Office 31' 0" x 7' 2" (9.45m x 2.18m)

A further amazing outbuilding with windows to both front and side, power and lighting, door to side.

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FLOOR PLANS



LOCATION

Ideally positioned in North Essex, a short distance from the historic town of Colchester, lies the charming village of Alresford, a hugely desirable location that enables residents to enjoy some of the areas most picturesque countryside. Alresford is a pretty village which enjoys a semi-rural backdrop whilst remaining very well-connected for everyday conveniences including an excellent Primary school, whilst for the commuter, London can be reached by road or rail in under 90 minutes from Alresford's railway station, just a short drive or walk away. Schooling for older children is available at the highly rated Colne Community School & College. For a wider selection of amenities, including some of the county's finest Grammar schools, the bustling and vibrant town of Colchester with its superb range of shopping, social and entertainment facilities, is just 10 minutes away by car or train.



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