



- Double Garage
- Ample Off Road Parking
- Versatile Accommodation
- Generous Plot And Gardens
- Rolling Countryside Views
- Home Studio/Suite

**Lee Oak, Colchester Main Road,  
Alresford, Colchester, Essex. CO7 8DD.**

A stunning and contemporary home backing on to open farmland with rolling countryside views. This beautifully presented home has been finished to the highest of standards throughout and sits in a generous plot approaching 1/3 of an acre. With flexible accommodation to include ground floor bedroom and shower room which is currently used as a studio, living room, dining room/playroom, utility room, kitchen/breakfast room, four first floor bedroom, en-suite to master and family bathroom. Outside there is a double garage, ample parking and generous gardens.





# Property Details.

## Ground Floor

### Bedroom Five/Studio

12' 1" x 11' 1" (3.68m x 3.38m) Window and door to front, tiled floor, part panelled walls large window to side, doors to.

### Shower Room

7' 0" x 5' 2" (2.13m x 1.57m) Window to side, walk in shower, tiled floor, vanity wash hand basin, close coupled WC, radiator.

### Living Room



18' 3" x 16' 9" (5.56m x 5.11m) Bi-Fold doors to side, two windows to rear, fireplace with log burner, oak mantle and stone hearth, radiators, twin doors to.

### Dining Room



16' 4" x 11' 0" (4.98m x 3.35m) French doors to rear, window to side, radiator open to hallway.

### Hallway

With large window to front, stairs to first floor and doors to.

### Utility Room

10' 0" x 7' 0" (3.05m x 2.13m) Window and door to rear garden, wood flooring, fitted units with worktops over, fitted bench, radiator, cloaks storage, boiler area to rear.

### Kitchen/Breakfast Room



17' 2" x 11' 8" (5.23m x 3.56m) French doors to front, window to side, a contemporary range of shaker style units, stone worktops, butler sink with twin wood drainers, space for range cooker with extractor over and tiled splashback, matching eye level units, spaces for appliances.

## First Floor

### Landing

Window to front, a range of fitted storage cupboards, and doors to.

### Master Bedroom



15' 2" x 13' 8" (4.62m x 4.17m) Window to side, fitted cupboard, door to.

# Property Details.

## En-Suite



Shower cubicle, window to side, vanity wash hand basin, close coupled WC, wood floor, heated towel rail.

## Bathroom



Window to rear, wood flooring, free standing bath, close coupled WC, vanity wash hand basin, half panelled walls, heated towel rail.

## Bedroom



10' 9" x 10' 2" (3.28m x 3.10m) Window to side, radiator, fitted cupboard.

## Bedroom

11' 8" x 8' 2" (3.56m x 2.49m) Windows to rear and side, fitted storage area.

## Bedroom

8' 7" x 8' 0" (2.62m x 2.44m) Windows to side and rear, fitted cupboard.

## Outside

### Double Garage

With twin doors to front, power and light connected.

### Driveway

Ample off road parking and five bar gate to front.

### Gardens



A generous side garden enclosed by fencing and hedging and a smaller front garden with gated access, post and rail fence offering views over farmland, block paved patio area.

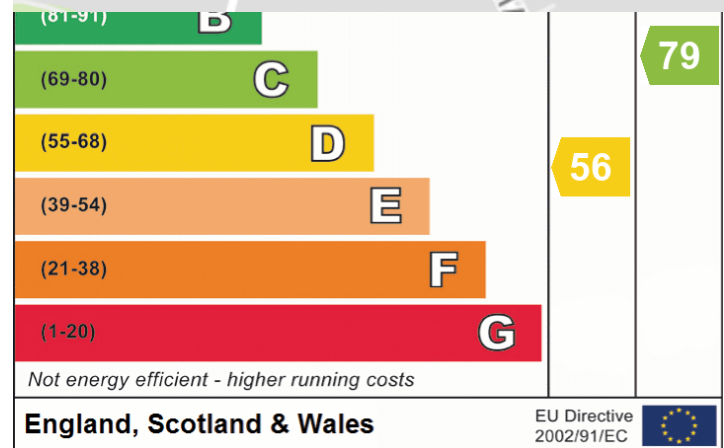
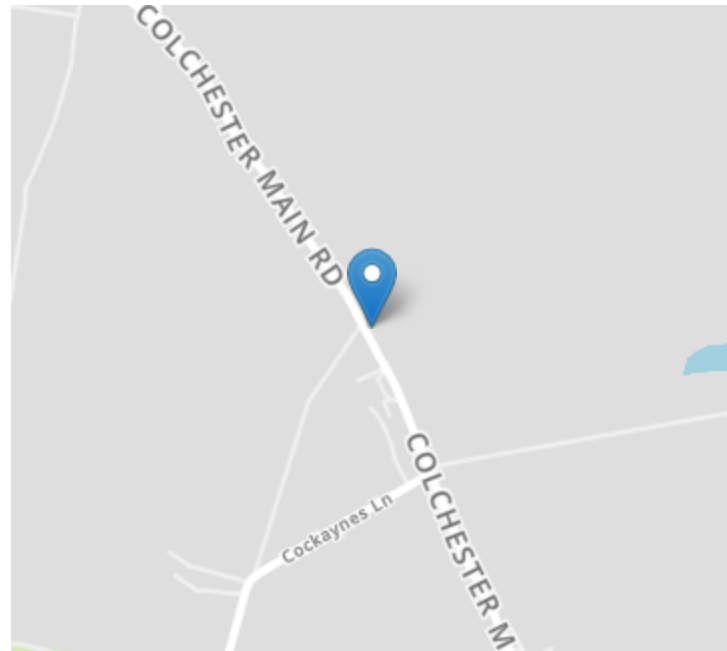
# Property Details.

## Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Floorplan 10/2011

## Location



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.