



- Beautifully Altered And Improved
- Over 1/4 Acre Plot
- Double Garage & Parking
- Four Bedrooms
- Generous Kitchen/Family Room
- Study & Utility Room
- Garden Room
- Snug and Dining Room

The Orchard, Rectory Hill, Wivenhoe, Colchester, Essex. CO7 9LB.

An immaculate and beautifully appointed family home sitting in a striking plot of over 1/4 of an acre and offering over 3000sqft of accommodation. This exceptional home as been extended, altered and improved by the current owners and now offers versatile space to include four first floor bedrooms, master with walk in wardrobe, en-suite and Juliette balcony offering views over the garden, luxury bathroom, entrance hall, study, cloakroom, snug, dining room, living room, garden room, generous kitchen/family room with pantry, utility room, double garage, gated plot with ample parking and generous gardens. From the first foot through the door this property offers good quality fittings finished to a high standard throughout and is within easy reach of good transport links including station access in Wivenhoe with fast links of just over the hour to London Liverpool Street, good schooling, local shops, restaurants and amenities, countryside walks and of course the wonderful waterfront and quayside.



Property Details.

Ground Floor

Entrance Hall

Tiled flooring, radiator, ornate window to living room, stairs to first floor with storage cupboard under and doors to.

Study

10' 2" x 7' 9" (3.10m x 2.36m) Window to front, radiator, fitted storage and shelving.

Cloakroom

With window to front, close coupled WC, tiled flooring, fitted storage with inset sink, large cloaks storage cupboard.

Snug

14' 3" x 8' 7" (4.34m x 2.62m) Window front, radiator, wood flooring, fitted storage cupboards.

Dining Room



13' 9" x 13' 1" (4.19m x 3.99m) Two windows to side, radiator, feature red brick wall with inset log burner and tiled hearth.

Living Room



17' 2" x 13' 0" (5.23m x 3.96m) Two windows to side, french doors to garden room, oak flooring, red brick fireplace with tiled hearth and log burner inset, ornate window to hallway.

Garden Room

16' 10" x 11' 7" (5.13m x 3.53m) A beautiful sunny room with tiled flooring, french doors to garden, vaulted glass ceiling with fitted electric blinds, radiator.

Kitchen/Family Room



22' 2" x 16' 5" (6.76m x 5.00m) Window to rear, window to garden room, oak flooring, two radiators, pantry cupboard, ornate ceiling with inset spotlights, an "Orwells" fitted handmade solid wood kitchen with a contrast of granite and Iroko wood worktops, fitted double farmhouse sink, central island workspace with ample storage, feature redbrick chimney space with inset Mercury range cooker, tiled splash back, extractor inset and oak bressemer, door to utility room.

Utility Room

16' 10" x 6' 1" (5.13m x 1.85m) Windows to front and side, stable door to garden, tiled floor, radiator, fitted units with worktops over, inset butler sink, spaces for appliances.

Property Details.

First Floor

Landing

Ornate window to side, oak flooring, radiator, cast iron fireplace, airing cupboard, doors to.

Master Bedroom



17' 10" x 16' 5" (5.44m x 5.00m) Juliette balcony and windows to rear overlooking garden, oak flooring, radiator, walk in wardrobe, door to en-suite.

En-Suite



Windows to front and rear, oak flooring, heated towel rail, close coupled WC, radiator, vanity wash hand basin.

Bedroom Two

16' 1" x 11' 8" (4.90m x 3.56m) Windows to front and side, radiator.

Bedroom Three

14' 1" x 10' 0" (4.29m x 3.05m) Window to front, window to side, radiator, fitted wardrobe.

Bedroom Four

13' 0" x 8' 3" (3.96m x 2.51m) Window to side and radiator.

Bathroom



Window to side, wood floor, freestanding clawfoot roll top bath, shower cubicle, close coupled WC, double ornate sink, heated towel rail.

Outside

Double Garage

21' 3" x 19' 4" (6.48m x 5.89m) With two sets of twin doors to front, personnel door to garden, window to rear, power and light connected, plastic coated flooring.

Rear Garden



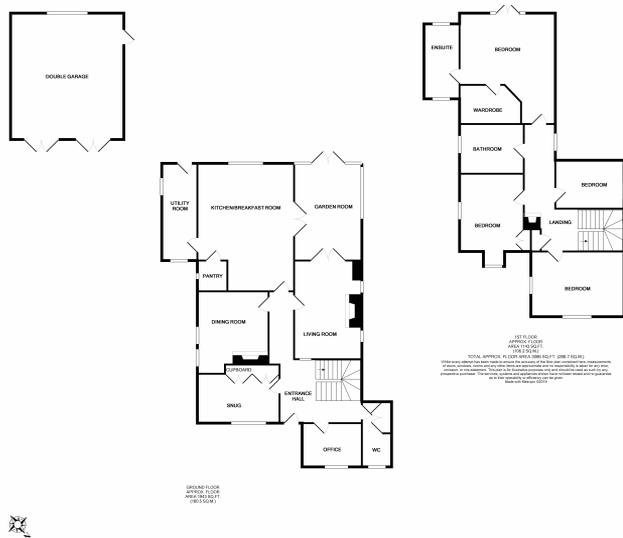
A generous south west facing rear garden mainly laid to lawn with boundaries enclosed by brick walling, hedging and fencing, various shrubs and plants, patio area, green house and gated side access to side.

Parking and Front Garden

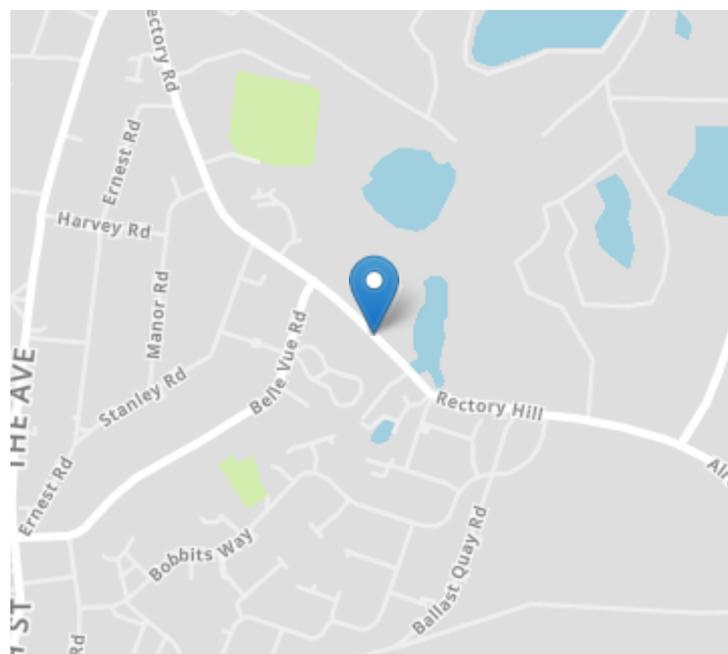
Accessed by twin five bar gates and retained by brick walling the large driveway provides ample off road parking and turning space, the remainder is made with a variety of raised beds and lawned areas.

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.