



- Village Location
- Luxury Home
- Generous Plot
- Five Bedroom Detached House
- 32ft Kitchen/dining/Family Room
- Two Further Receptions
- Double Garage and Parking
- Beautifully Presented

## 18 Winterbourne Gardens, Elstead market, Colchester, Essex. co7 7fg.

A luxurious and spacious family home offering impressive space throughout with some excellent upgrades to include solid wood floors, marble worktops, inset lighting, landscaped gardens and more. Highlights of this home include 5 bedrooms, two en-suites, family bathroom, 32ft kitchen/dining/family space open to the rear garden and sitting room, study/home office, ground floor cloakroom, utility room, spacious entrance hall, double garage and off road parking. Situated in the charming village of Elmstead just east of Colchester Town and with great access to A120/A12, stations at Alresford, Wivenhoe and Colchester Hythe along with good local amenities in the village.



# Property Details.

## Ground Floor

### Entrance Hall

Porcelain tiled floor, radiator, stairs rising to first floor with storage cupboard under and doors to.

### Sitting Room



16' 7" x 11' 8" (5.05m x 3.56m) Window to front, radiator, TV point.

### Study/Home Office

11' 8" x 9' 10" (3.56m x 3.00m) Window to front, porcelain tiled floor, radiator.

### Cloakroom

With tiled floor, half tiled walls, wall hung wash hand basin, close coupled WC, radiator.

### Kitchen/Dining/Family Room



32' 10" x 18' 2" (10.01m x 5.54m) With french doors to garden, two windows to rear, door to utility room, Oak flooring, two radiators, a contemporary range of fitted units and drawers with marble worktops over, fitted oven, gas hob and extractor, integrated fridge/freezer, integrated dishwasher.

## Utility Room

6' 8" x 6' 0" (2.03m x 1.83m) Door to garden, oak flooring, fitted worktop with space under for washing machine and tumble dryer.

## First Floor

### Landing

Airing cupboard, loft access radiator and doors to.

### Bedroom one



14' 8" x 14' 0" (4.47m x 4.27m) Window to rear, radiator, door to en-suite.

### En-suite



9' 6" x 6' 2" (2.90m x 1.88m) Window to side, walk in shower cubicle, close coupled WC, wall hung wash hand basin, tiled floor and walls, heated towel rail.

# Property Details.

## Bedroom Two



13' 5" x 13' 2" (4.09m x 4.01m) Window to rear, radiator, door to en-suite.

## En-Suite Shower Room

Window to side, shower cubicle, wash hand basin, close coupled WC, heated towel rail, tiled floor and walls

## Bedroom Three

13' 5" x 11' 0" (4.09m x 3.35m) Window to front, radiator.

## Bedroom Four

12' 10" x 11' 8" (3.91m x 3.56m) Window to rear, radiator.

## Bedroom five

9' 1" x 6' 9" (2.77m x 2.06m) Window to rear, radiator, currently used as a dressing room.

## Bathroom



Window to front, panel bath, wall hug wash hand basin, close coupled WC, heated towel rail, tiled floor and part tiled walls.

## Outside

### Garden



### Garden

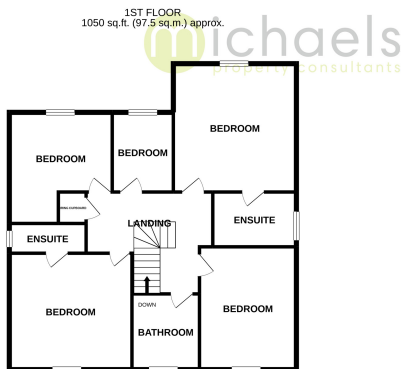
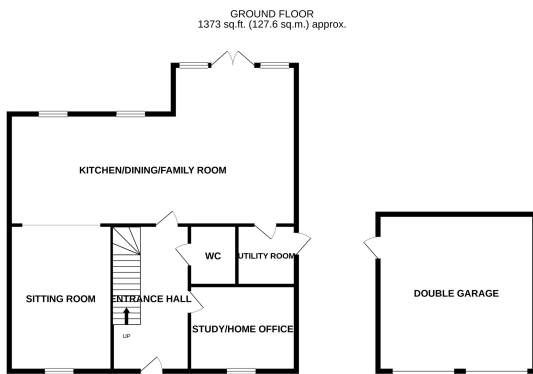
The garden has been beautifully landscaped to offer lawned area, patio area, raised beds with various shrubs and plants, gated side access, all enclosed by panelled fencing.

## Double Garage and Parking

Offering twin up and over doors, personal door to garden, power and light connected.

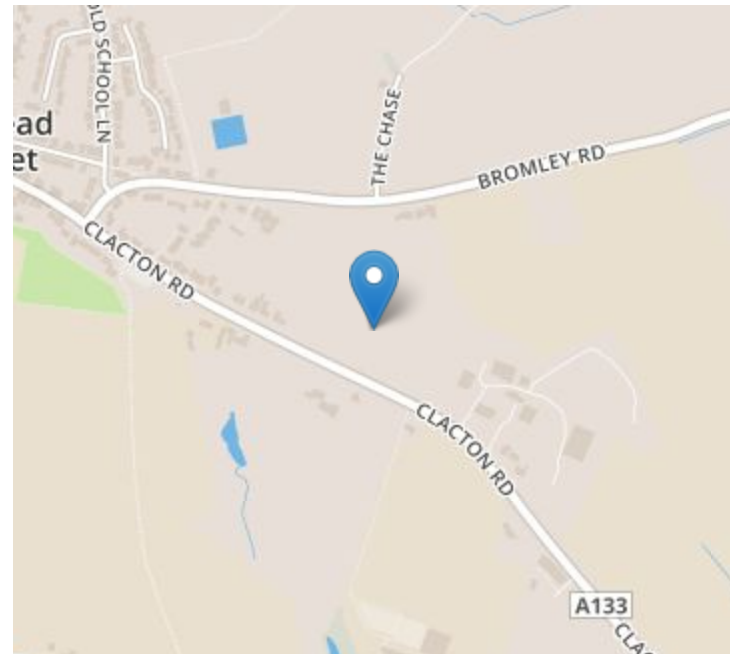
# Property Details.

## Floorplans

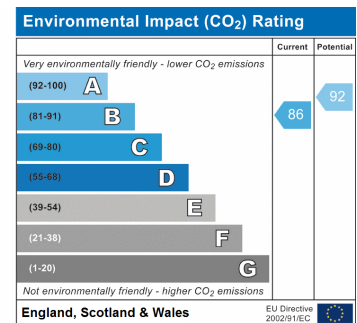
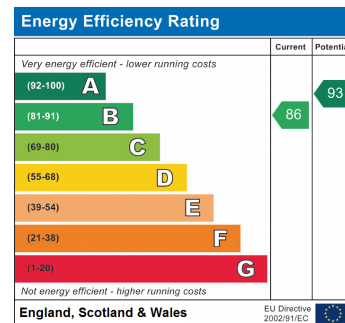


TOTAL FLOOR AREA: 2423 sq.ft. (225.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.  
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## 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.