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- An Imposing Detached Five Bedroom Residence
- Private Balcony From The Landing, With Stunning Field Views
- Five Well Portioned Bedrooms
- Beautiful Gardens Sitting On Approximately Three Quarters Of An Acre
- Extensive Established Frontage & Gardens With Far Reaching Field Views
- Solid Wood Electric Gates
- Four Large Reception Rooms
- Ground Floor Cloakroom
- Master Bedroom With En Suite
- Occupying The Most Favourable Of Positions In West Colchester

14 Heathfields, Eight Ash Green, Colchester, Essex. CO6 3QP.

Nestled within the picturesque and sought-after village of Eight Ash Green, we are privileged to present an exceptional opportunity to acquire a truly magnificent residence. This substantial and imposing five-bedroom detached home offers an abundance of versatile living space, meticulously designed to accommodate the needs of modern family life.



Call to view 01206 576999



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Property Details.

Ground Floor

Hallway

18' 4" x 6' 3" (5.59m x 1.91m) Main entrance door into hallway, stairs to first floor, radiator, inset storage cupboard, door leading to:

Cloakroom

Low level W.C, radiator, hand wash basin, obscured window to front aspect.

Living Room



17' 7" x 17' 7" (5.36m x 5.36m) UPVC window to side aspect, radiators, solid oak wood flooring, access into:

Play Room/Reception Room

16' 5" x 9' 2" (5.00m x 2.79m) UPVC windows to rear aspect, radiator, sliding doors to rear garden.

Kitchen/Breakfast Bar



17' 2" x 7' 9" (5.23m x 2.36m) UPVC window to front aspect, tiled flooring throughout, breakfast area with granite work tops, full range of base and eye level units, cupboards and work surfaces, tiled splash back, gas range cooker, space for appliances, radiator, access into:

Living Area/Dining Room



23' 2" x 10' 7" (7.06m x 3.23m) UPVC window to front and side aspects, sliding doors leading out to garden, tiled flooring, radiator, spot lighting, door to front leading out to driveway.

Games Room/Reception Room



23' 4" x 19' 9" (7.11m x 6.02m) Sliding doors to garden, UPVC windows to front and side, wood effect laminate flooring, radiators.

First Floor

Landing

Access to loft hatch, door to:

Property Details.

Master Bedroom



17' 7" x 15' 5" (5.36m x 4.70m) Built in wardrobes, radiator, window to front aspect, door to:

En Suite

7' 3" x 6' 8" (2.21m x 2.03m) Shower cubicle, low level W.C, obscured window to front aspect, chrome heated towel rail.

Bedroom Two



11' 8" x 10' 1" (3.56m x 3.07m) UPVC window to front aspect, radiator.

Bedroom Three

11' 8" x 10' 1" (3.56m x 3.07m) UPVC window to front aspect, radiator.

Bedroom Four

8' 5" x 7' 8" (2.57m x 2.34m) UPVC window to front aspect, radiator.

Bedroom Five

8' 5" x 6' 2" (2.57m x 1.88m) Built in wardrobe, radiator, window to front aspect.

Bathroom



8' 8" x 5' 5" (2.64m x 1.65m) Roll edge bath, low level W.C, hand wash basin, chrome heated towel rail, window to side aspect, spot lighting.

Outside



As previously mentioned the property sits on approximately 3/4 of an acre, with stunning far reaching field views behind. To the front of the property offers a double garage, providing secure parking and ample storage space for vehicles and outdoor equipment. Additionally, a large balcony extends from the first floor, offering a peaceful retreat where you can enjoy the scenic vistas and soak up the sun's rays.

Location

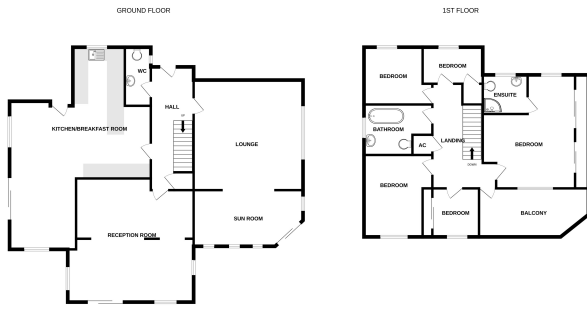
Eight Ash Green resides to the West of Colchester and is within moments of some of the towns most favourable private and comprehensive schooling. Lexden Road is easily accessible through Halstead Road and is home to Colchester Royal Grammar School, St. Marys School for girls and provides easy access to Colchester's vibrant City centre. This home also provides easy access to the ever popular and expanding Tollgate Retail Park, home to array of restaurants, shops and amenities. It is also within a short drive to Colchester's mainline station & Marks Tey station, offering direct links to London Liverpool Street Station. A12/A120 access is also on offer.

Agents Notes

Please be advised the EPC & floorplan will be uploaded to the listing on Friday 19th May 2023.

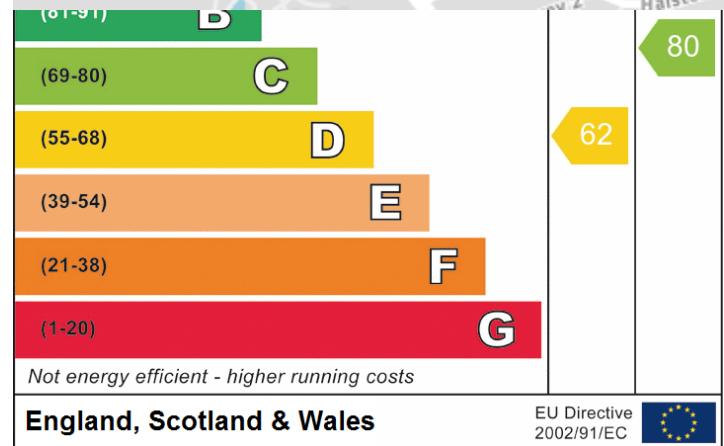
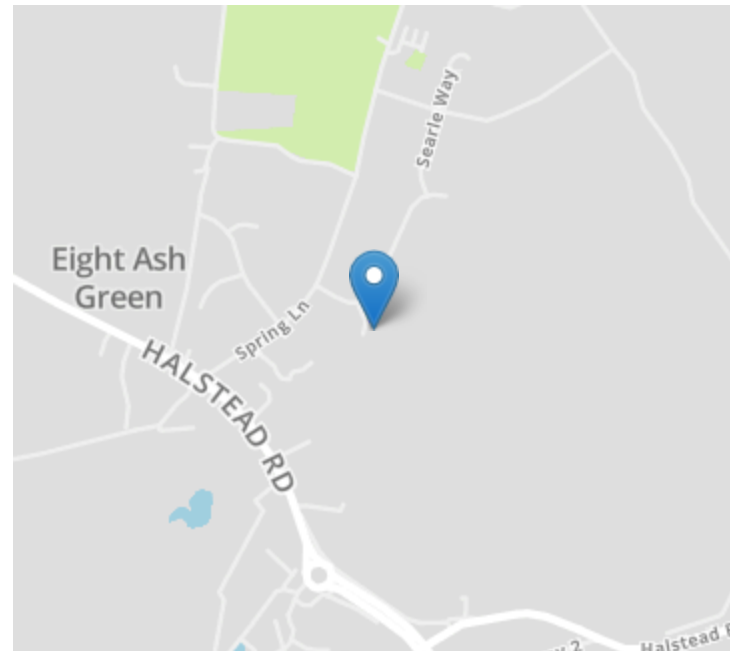
Property Details.

Floorplans



While every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, ceiling, rooms and any other items are approximate and not guaranteed. The floorplans are for information only and should not be used as a basis for any purchase or other transaction. The purchaser should verify the accuracy of the floorplans and any other information in their own way. The floorplans are not intended to be used as a basis for any purchase or other transaction. The purchaser should verify the accuracy of the floorplans and any other information in their own way.

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.