



- Victorian Home
- Original Features
- Detached - Extended
- Large Basement
- Over 2400sqft Of Accommodation
- Prominent Position
- Close To Train Station
- Further Potential

48 High Street, Wivenhoe, Colchester, Essex. CO7 9AZ.

An incredible and important detached property in this prominent position within lower Wivenhoe and just a short dash to the mainline station with links to London Liverpool Street in just over the hour. This spacious home offers flexible accommodation over four floors with plenty of extra potential for the new owners to explore. Originally built by Stacey Woods the premier grocer, wine merchant and provisioner for the yachts which overwintered in Wivenhoe, before going to Cowes for the summer to race. Some quirky and interesting features are left behind and this house offers highlights to include large second floor loft style bedroom, three further first floor bedrooms, family bathroom, large drawing room, reception hall, kitchen/snug, dining/utility room, shower room, large useable basement, garden, garage and parking. Please call for further details.



Property Details.

Ground Floor

Reception Hall

14' 8" x 9' 0" (4.47m x 2.74m) Oak flooring, Essex corner cupboard, steps to stairwell, picture rail, window to front, Large door to drawing room, door to kitchen.

Drawing Room



21' 3" x 19' 0" (6.48m x 5.79m) Strip wood flooring, large windows to front and side, twin doors to front, radiators, door to shower room, door to basement.

Kitchen/Snug



22' 8" x 12' 3" (6.91m x 3.73m) Window to side, French doors to rear garden, door to dining room, strip wood floor, fireplace with log burner inset. A fitted kitchen, with space for range cooker, extractor, butler sink and fitted worktops.

Dining Room/Utility



22' 0" x 7' 10" (6.71m x 2.39m) Three skylights, door to rear, window to rear, quarry tiled floor, 18th Century wood panelling, door to lobby.

Lobby

Cupboard, steps to stairwell and door to shower room.

Shower Room



9' 0" x 7' 7" (2.74m x 2.31m) Shower cubicle, radiator, wash hand basin, WC.

Basement

Basement Space

21' 8" x 13' 7" (6.60m x 4.14m) With 6ft ceilings, storage cupboard, delivery chute, cool store.

First Floor

Landing

Stairs to second floor and doors to.

Property Details.

Bedroom



16' 9" x 13' 7" (5.11m x 4.14m) Wood flooring, twin windows to front, radiator.

Bedroom



16' 4" x 9' 0" (4.98m x 2.74m) Two windows to side, radiator.

Bedroom

10' 7" x 9' 0" (3.23m x 2.74m) Window to rear, radiator, fitted cupboard.

Bathroom



Window to front, tiled floor, radiator, corner bath, pedestal wash hand basin, close coupled WC.

Second Floor

Loft/Bedroom

21' 8" x 19' 4" (6.60m x 5.89m) Window to rear, floorboards, restricted head height to eaves, winter views of the estuary.

Outside

Garden



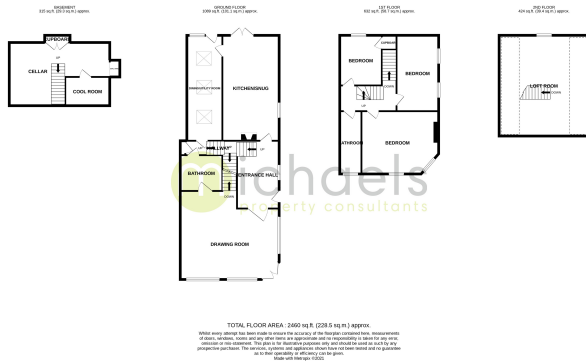
Laid generally with brick patio, various shrubs and plants, gated side access, brick built shed, predominately a south facing garden.

Garage

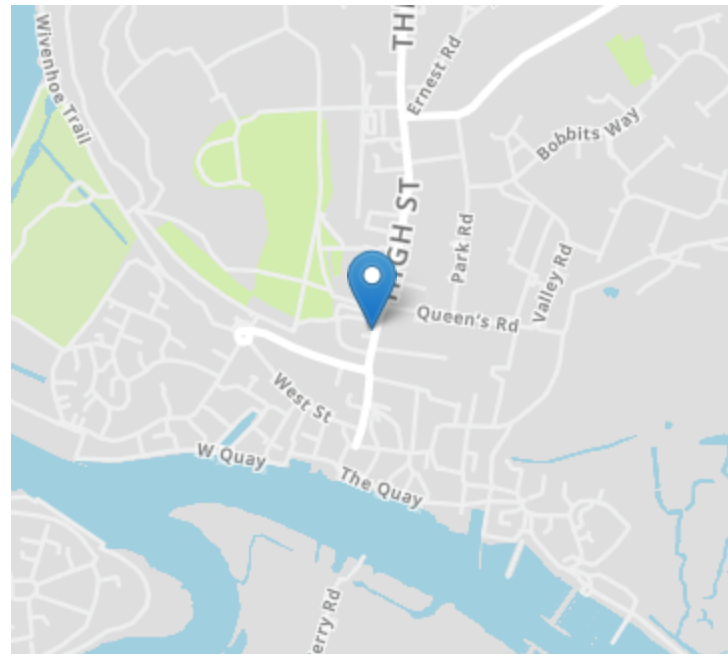
18' 6" x 11' 6" (5.64m x 3.51m) Timber construction, twin doors to front.

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.