



- A Substantial Detached Family Home, Nestled In The Village Of Birch
- A Large Garden With An Exceptional Spa/Hot Tub
- Ground Floor Cloakroom, Two En suites & A Family Bathroom
- An Imposing Gated Entrance, With Impressive Church Views
- Four Well Portioned Bedrooms
- Versatile Accommodation Spread Over Two Floors
- Modern Fitted Kitchen With An Adjoining Dining Area
- Spacious Receptions Rooms

## Church View, School Hill, Birch, Colchester, Essex. CO2 0NA.

This impressive detached family home is prominently situated in the charming village of Birch, approximately 5 miles southwest of Colchester. Nestled in a sought-after location, Birch offers a delightful array of amenities, including a primary school, memorial hall, art gallery, and a welcoming pub, providing an idyllic setting for a growing family. Church View as its name suggests benefits from attractive views over the neighbouring Church. Situated behind electronic secure gating leading to a driveway which provides ample off-road parking. Each room enjoys a bright aspect, with generous living accommodation. The property itself is a testament to quality and style, presenting a beautifully appointed living space throughout. An early viewing is strongly recommended to fully appreciate the unique charm of this substantial detached residence.



# Property Details.

## Ground Floor

### Entrance Hallway

Main door into hallway, UPVC window to front aspect, stairs to first floor, doors to:

### Cloakroom

UPVC window to side aspect, low level W.C, hand wash basin.

### Living Room



19' 6" x 13' 1" ( 5.94m x 3.99m ) UPVC window to front aspect, UPVC windows and French doors to garden, solid wood flooring throughout, large feature brick fireplace with inset log burner.

### Dining Room



16' 2" x 19' 9" ( 4.93m x 6.02m ) UPVC windows to front and side aspect, wooden flooring throughout, door into:

## Kitchen



21' 8" x 8' 5" ( 6.60m x 2.57m ) A range of modern fitted units, cupboards and work surfaces, inset butler sink unit with mixer tap, integrated fridge/freezer, integrated dishwasher, two inset double ovens, inset induction hob with extractor over, porcelain tiled flooring, inset spotlights, built-in pantry cupboard, built-in utility cupboard, UPVC window and door to rear aspect, access into:

### Reception Room/Breakfast Area



Porcelain tiled floor, radiator, inset spot lighting, UPVC windows to front and side aspect, doors to:

# Property Details.

## Bedroom Four



11' 7" x 9' 10" ( 3.53m x 3.00m ) UPVC sliding patio doors to side aspect, radiator, door to:

### En Suite

UPVC window to rear aspect, shower cubicle, pedestal wash hand basin, low level W.C.

## First Floor

### Landing

UPVC window to rear aspect, doors leading to:

### Master Bedroom



15' 7" x 14' 1" ( 4.75m x 4.29m ) UPVC window to front aspect, radiator, three double fitted wardrobes, door to:

### En Suite

Walk in shower, vanity wash basin.

### Bedroom Two

2' 5" x 11' 4" ( 3.78m x 3.45m ) UPVC windows to front and side aspects, range of built-in wardrobes, radiator.

## Bedroom Three

12' 5" x 7' 3" ( 3.78m x 2.21 m ) UPVC window to rear aspect, fitted wardrobes, radiator.

## Family Bathroom



UPVC window to rear aspect, bathroom suite comprising of an inset panelled bath with shower attached, full range of inset storage and cupboards, vanity wash basin, low level W.C, tiled walls and flooring.

## Outside



Set back from the road on a totally enclosed plot, the rear garden contains both a patio area and large decking terrace which would be ideal for entertaining. The garden itself is primarily laid to lawn and enclosed by panelled fencing and a brick wall. The sizable and meticulously maintained rear garden, featuring a state of the art hot tub/swim spa, creates an outdoor oasis ideal for relaxation and recreation.

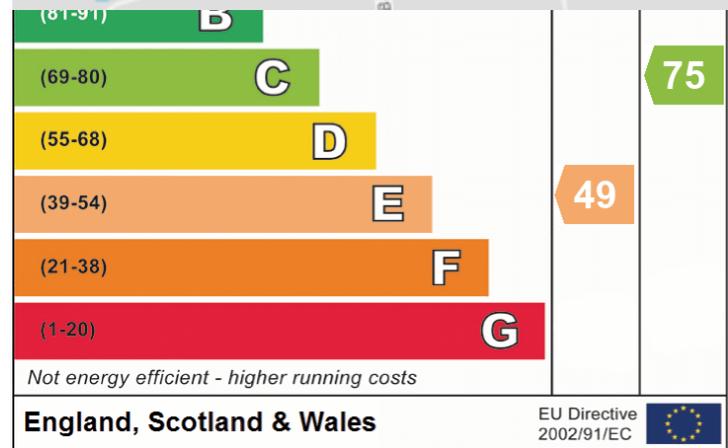
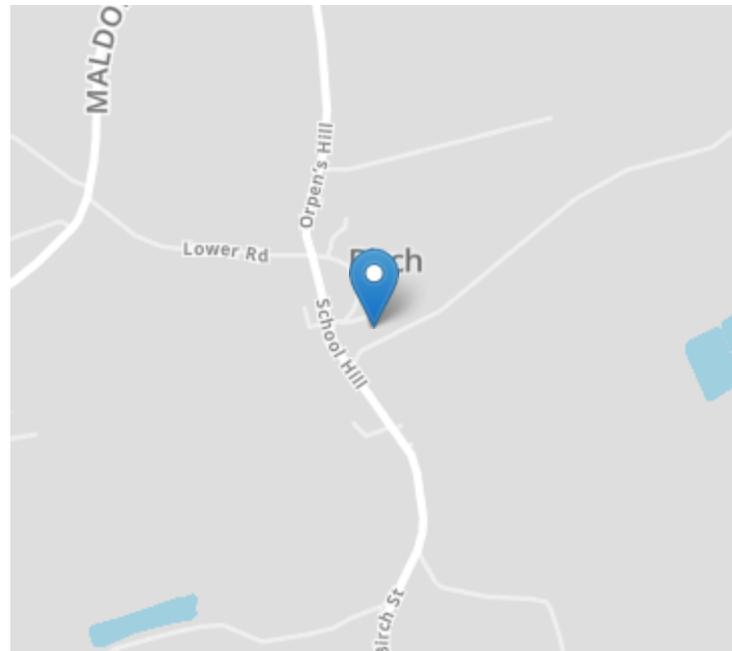
To the front of the property offers a large driveway, complimented with a secure gated entrance and enclosed by shrubs and trees.

# Property Details.

## Floorplans



## 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.