



- Approaching 1/4 Acre Plot
- Originally Three Bedrooms
- Garage and Workshop
- Wonderful Gardens
- Village Location
- Further Potential STP
- 26ft Lounge/Diner
- Utility & Cloakroom

## 12 Station Road, Alresford, Colchester, Essex. CO7 8BT.

GUIDE PRICE £425,000 TO £450,000.

A rare opportunity to purchase this charming detached chalet residing in a very generous plot with easy potential to convert back into 3 bedrooms whilst also offering incredible potential to extend ground floor and first floor footprint, subject to planning and open up the kitchen into the dining area to create a wonderful family room. With a total plot fast approaching 1/4 of an acre and including fabulous mature gardens filled with stunning plants from Beth Chatto Nurseries, ample off-road parking to front and side, easy access to rear garden with large garage with workshop. Attached are two floorplans, the current and original floorplan.



# Property Details.

## Ground Floor

### Entrance Lobby

With further door to.

### Reception Hall

14' 4" x 12' 3" (4.37m x 3.73m) A generous space which has previously been used as a study area with window to front, stairs to first floor, radiator and further doors to.

### Lounge/Diner



26' 1" x 15' 2" (7.95m x 4.62m) Windows to front and side, further bay window to side, French doors to conservatory, radiators, gas fireplace with wood mantel and tiled hearth, further door to reception hall.

### Conservatory



14' 2" x 11' 2" (4.32m x 3.40m) Brick plinth and timber construction, radiator, ceiling fan, French doors to garden.

## Ground Floor Bedroom



11' 4" x 11' 1" (3.45m x 3.38m) Window to front, radiator, a range of fitted bedroom furniture.

### Bathroom

Obscure window to side, fitted airing cupboard, double shower cubicle, radiator, half tiled walls, vanity wash hand basin.

### Cloakroom

Low level WC wash hand basin and obscure window to side.

### Kitchen/Breakfast Room



12' 4" x 11' 3" (3.76m x 3.43m) Two windows to rear, radiator, a modern range of fitted units and drawers with worktops over, inset sink and drainer, inset gas hob with extractor over, double oven, matching eye level units, integrated fridge and dishwasher, door to rear lobby.

### Lobby

With door to utility room and door to cloakroom.

### Cloakroom

Wall mounted boiler, low level WC and plumbing for washing machine.

# Property Details.

## Utility Room

9' 6" x 9' 0" (2.90m x 2.74m) Window to side, window to rear, door to garden, fitted cupboard, a range of fitted units with worktops over, inset sink and drainer, matching eye level units, with space for tumble dryer and plumbing for washing machine.

## First Floor

### Landing

A half landing with doors to.

### Bedroom



13' 2" x 12' 0" (4.01m x 3.66m) Window to rear, radiator, a range of fitted wardrobes with additional access to eaves with lighting and ample space for storage.

### Bedroom/Nursery/Study



11' 8" x 6' 2" (3.56m x 1.88m) Velux window, access to eaves storage.

### Cloakroom

Window to rear, low level WC with vanity unit and wash hand basin.

## Outside

### Garage/Workshop

28' 0" x 10' 6" (8.53m x 3.20m) With electric up and over door to front, power and light connected, external spotlights and security camera, window and door to side, windows to rear, partially separated by panels.

### Rear Garden



A simply stunning and mature garden filled with incredible and unusual plants sourced from the local and renowned Beth Chatto Gardens over the years alongside several apple, plum and pear trees. As previously mentioned this is a generous sized garden with a variety of good sheds and greenhouses all enclosed by panel fencing, mainly laid to lawn with a further hardstanding of sufficient size for a caravan. The rear garden has previously been home to vegetable patches and a soft fruit cage.

### Driveway and Frontage

To the front of the property is a well kept hedge retaining the low maintenance front garden with ornamental stone beds and a beautiful variety of shrubs and plants. A generous block paved driveway offers ample off road parking which leads to the garage and rear of the property.

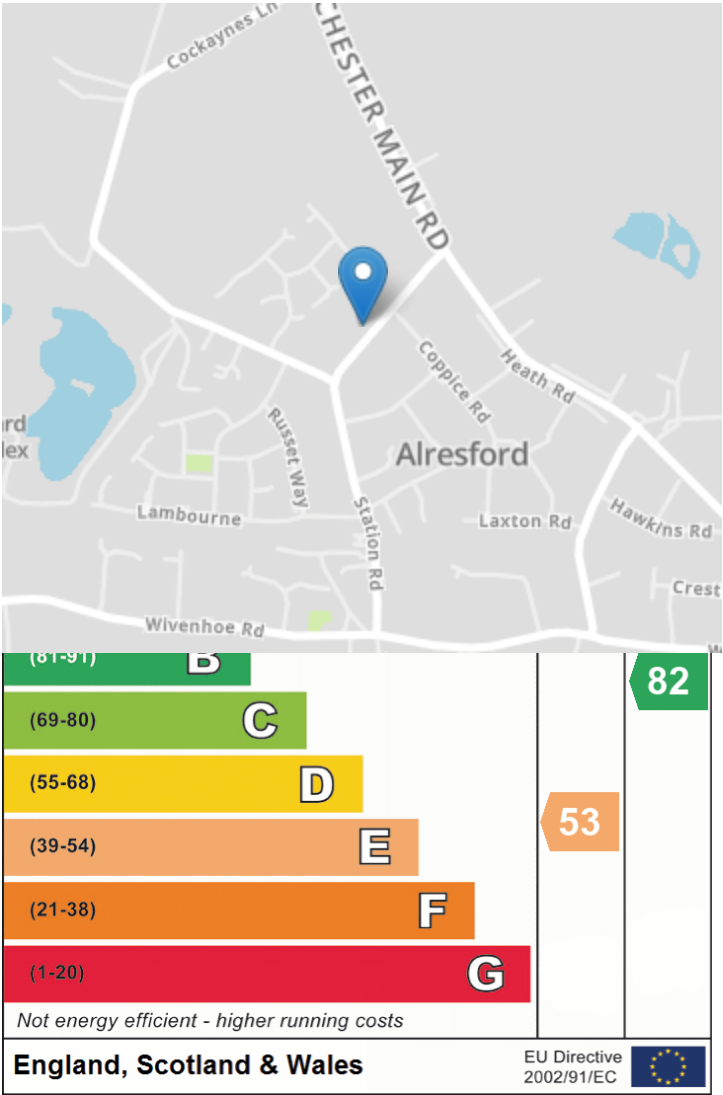
### Location

Alresford is a small but well-connected village just East of the City of Colchester with local train station offering good links to London Liverpool Street and of course the A12/A120 is easily accessed. The village itself offers a popular local Pub/Restaurant, shops, post office, take-aways, a wonderful primary school, Parish Church, village hall and countryside walks all on the doorstep. With lots of clubs and activities for all ages Alresford gives the feel of a charming escape to the country whilst keeping modern day amenities on hand.

# 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.