



- Situated In The Sought After Village Of Peldon
- Renovated And Finished To A High Standard Throughout
- Driveway For Multiple Vehicles & Double Garage
- Versatile Layout With Large Reception Room, Open Plan Kitchen & Utility Room
- Four Generous Bedrooms With A Walking Wardrobe To The Master
- Modern Four Piece Bathroom Suite
- Separate Dining Room
- Open Plan Kitchen/Dining Area With A Utility Area
- Recently Decorated With New Carpets And Flooring
- Newly Fitted Oak Doors & Recently Fitted Windows

## Mill Cottage The Strood, Peldon, Colchester, Essex. CO5 7QL.

A rare opportunity has arisen to purchase this beautiful five-bedroom detached house in the ever-popular village of Peldon, pleasantly positioned to the south of Colchester. This unique home features a versatile layout, having undergone significant renovation and improvement by the current owners.



# Property Details.

## Ground Floor

### Entrance Porch/Office

6' 7" x 15' 8" (2.01m x 4.78m) UPVC window and entrance door to front aspect, solid wood flooring, radiator, internal doors and windows to lounge:

### Living Room



19' 9" x 15' 8" (6.02m x 4.78m) UPVC windows to side aspect, radiator, Fujitsu air conditioning unit, open fireplace with log burner with tiled hearth, variety of television and telephone points, smoke alarm, digital Siemens thermostat, door to kitchen, double doors to:

### Dining Room/Reception Two



11' 5" x 13' 5" (3.48m x 4.09m) Accessed through sliding rack doors, UPVC window to front and side aspect, two radiators, inset storage drawers, stairs to first floor

## Kitchen/Dining Area



18' 6" x 15' 6" (5.64m x 4.72m) UPVC windows to front and side aspect, vinyl tiled flooring, radiator, variety of fitted base and eye level units with working surfaces over, inset induction hob with extractor fan over, space for dishwasher, free standing fridge freezer, wine fridge, inset double electric fan assisted oven and grill, inset spotlights, door to:

### Utility Room

7' 5" x 9' 3" (2.26m x 2.82m) Variety of base and eye level units with working surfaces over, inset sink and tap, inset spotlights, space for washing machine, UPVC door to side aspect, door to:

### Cloakroom

Tiled floor, wall mounted wash basin, low level W.C, UPVC to side aspect, inset spotlights

## First Floor

### Landing

15' 5" x 2' 9" (4.70m x 0.84m) Inset spot lights, Fujitsu air conditioning control panel, loft hatch above, inset storage cupboard, stairs to ground floor, doors to:

### Master Bedroom



15' 2" x 11' 1" (4.62m x 3.38m) UPVC window to rear and side aspect, air conditioning vent, radiator, open access into:

# Property Details.

## Dressing Room

11' 8" x 7' 9" (3.56m x 2.36m) UPVC window to rear aspect, radiator, air conditioning vent.

## Bedroom Two



10' 4" x 12' 4" (3.15m x 3.76m) UPVC window to rear aspect, radiator, Fujitsu air conditioning unit.

## Bedroom Three



12' 8" x 7' 3" (3.86m x 2.21m) UPVC window to front aspect, radiator.

## Bedroom Four

10' x 5' 8" (3.05m x 1.73m) UPVC window to side and front aspect, over stairs storage cupboard, inset spotlights, air conditioning vent.

## Bathroom



8' 5" x 11' 5" (2.57m x 3.48m) UPVC window to front aspect, mosaic style flooring, shower cubicle, vanity wash unit with inset storage, low level W.C, chrome heated towel rail, inset bath, tiled walls.

## Outside



Outside, the property sits on a generous plot featuring a large driveway and garden, accessed via an electric sliding gate. The grounds include a double garage with an electric roller door, a summer house with power, air con and heating, and a studio/gym, the latter still under construction by the current owners. The shingled driveway provides ample parking for multiple vehicles, and a large patio area offers the perfect setting for outdoor dining or entertaining. There is also an outside tap and side gate. The garden, predominantly laid to lawn, is bordered by panel fencing, shrubs, and trees, with the studio/gym positioned at the rear.

This exceptional property is within walking distance of the Peldon Rose restaurant and just a five-minute drive to the Mersea coastline. Early viewings are advised to avoid disappointment.

## Agents Notes

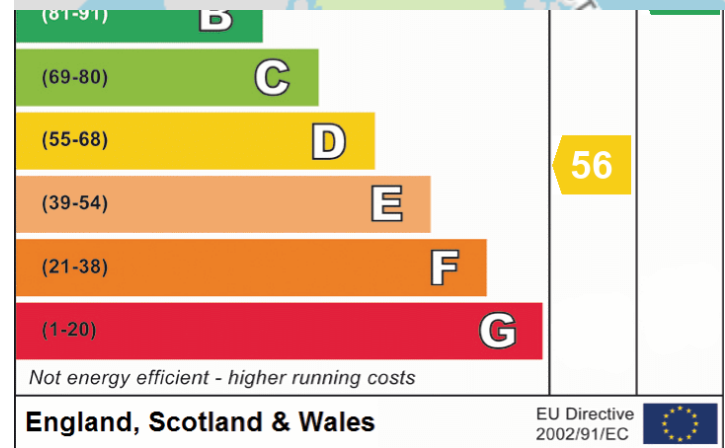
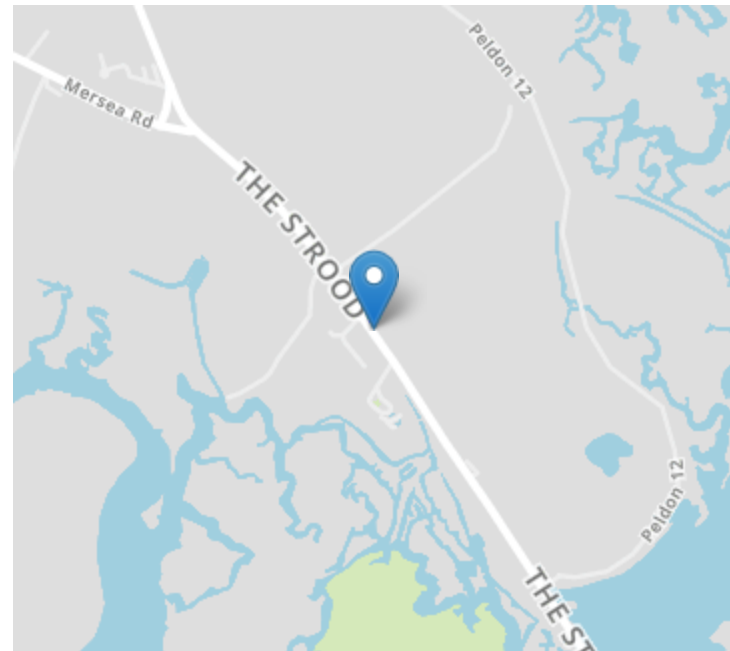
We have been advised that the hot tub will be staying and will be included within the sale.

# 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.