



- An Executive Four Bedroom Detached Family Residence
- The Most Impressive Of 2700 SQFT (Circa.) Of Versatile Internal Accommodation
- Boasting Mature Grounds & Commanding A Plot Of 0.31 Acres
- Formal Reception Room With Exposed Timbers & Feature Fireplace
- Dining Room/Additional Reception Room
- Focal Kitchen-Diner With Integrated Appliances
- Utility Room
- Library/Family Room
- Four Excellent Double Bedrooms
- Four Piece En-Suite Bathroom & Four Piece Family Bathroom

## Old Pond House, Braiswick, Colchester, Essex. CO4 5BG.

Nestled in one of Colchester's most desirable districts Braiswick, within striking distance of Colchester's reputable golf club and also within close proximity of it's mainline station, offering direct links to London Liverpool Street Station within the hour, this executive four bedroom detached residence commands a picturesque plot boasting an impressive 0.31 acre plot and is surrounded by mature grounds and Westhouse Woodland Nature Reserve. Oozing elegance, charm and character, whilst measuring an impressive circa 2700 sqft of accommodation, it is without a doubt a turn key home that needs to be viewed to be appreciated in its entirety.



# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to side aspect, window to side aspect, radiator, wood floor, communication points, built in cupboard with light, doors to:

### Kitchen-Diner



21' 7" x 16' 2" (6.58m x 4.93m) Tiled flooring, French doors and windows to side aspect, window to rear aspect, communication points, feature centre island with inset wine storage and lights over, a variety of traditional base and eye level units with work surfaces over, inset ceramic sink, drainer and mixer tap over, inset oven and grill, inset hob with tiled splash, larder cupboard, inset fridge, inset spotlights, integrated dishwasher, door to:

### Utility Room

8' 11" x 7' 6" (2.72m x 2.29m) Window to front aspect, stable door to rear aspect, butler sink with hot & cold tap over, oil fired boiler, tiled floor, space for appliances, eye level units, door to:

### Library



15' 7" x 16' 0" (4.75m x 4.88m) Windows to front aspect, window to rear aspect, engineered wood flooring, communication points, feature exposed timbers, inset storage, radiator

### Ground Floor Cloakroom

4' 10" x 7' 6" (1.47m x 2.29m) W.C, pedestal wash hand basin, 1/2 tiled walls, window to side aspect, radiator, storage cupboard

### Formal Reception Room



22' 4" x 28' 10" (6.81m x 8.79m) Exposed brick feature fireplace with inset cast iron log burner, exposed timbers, stairs to first floor, x3 radiators, window to front, side and rear aspect, french doors to front aspect, wall mounted lights, spotlights, communication points, door to:

### Formal Dining Room/Additional Reception Room



16' 3" x 12' 1" (4.95m x 3.68m) Window to front aspect, french doors to rear aspect, radiator, spotlights

## First Floor

### First Floor Landing

Stairs to ground floor, window to rear and side aspect, radiator, x2 inset storage cupboards, loft access, doors to:

# Property Details.

## Master Bedroom



14' 2" x 16' 1" (4.32m x 4.90m) Bay window to front aspect, radiator, his & her inset wardrobes, door to:

## En-Suite Bathroom



11' 7" x 10' 3" (3.53m x 3.12m) Base and eye level bathroom units, tiled walls and floor, radiator, vanity basin, inset bath, shower cubicle, window to side aspect, inset spotlights

## Bedroom Two



10' 2" x 13' 3" (3.10m x 4.04m) Window to rear aspect, radiator, built in double wardrobes

## Bedroom Three

16' 2" x 10' 0" (4.93m x 3.05m) Window to front and rear aspect, radiator, loft access above, built in wardrobe

## Bedroom Four

10' 3" x 12' 4" (3.12m x 3.76m) Window to front aspect, radiator, built in wardrobes, inset spotlights

## Family Bathroom

10' 4" x 10' 3" (3.15m x 3.12m) Family bathroom suite comprising of; tiled floor with mosaic centre, W.C, radiator, base and eye level bathroom storage, vanity wash hand basin, bath with hot and cold taps and shower attachment, shower cubicle, inset feature mirror, recessed glass shelves, window to side aspect

## Outside, Garden & Parking



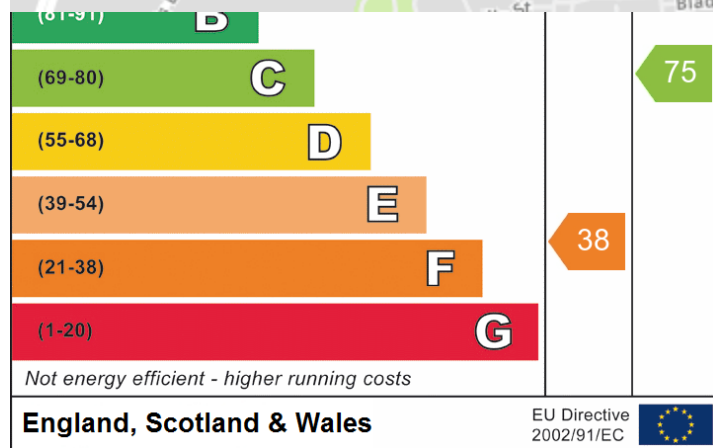
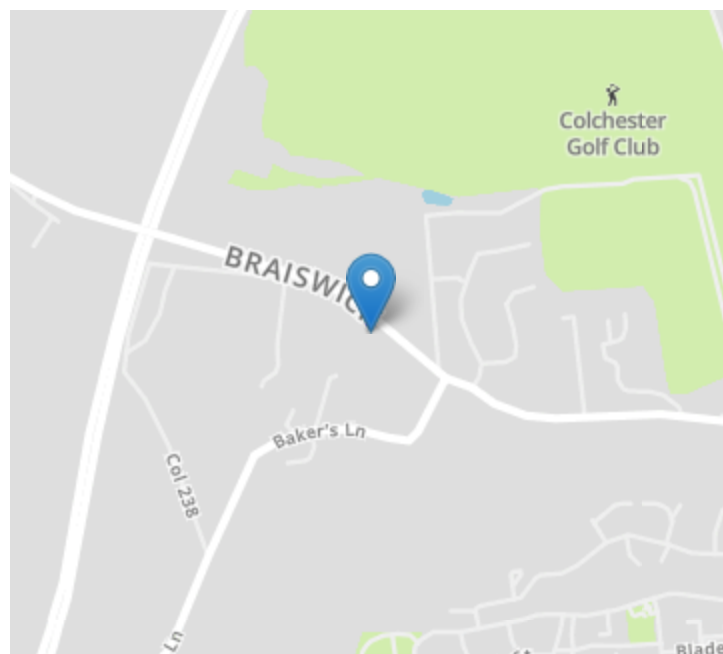
As previously mentioned, the grounds of this home are nothing short of exceptional. A wrap-around garden allows its owners to enjoy maximum sunlight, all whilst being enclosed and offering a private and tranquil setting with surrounding mature hedgerows. The neighbouring woodland acts excellently as a sound barrier to the neighbouring roads. Off road parking is offered in abundance on a private driveway, for multiple vehicles.

# 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.