

**To arrange a viewing contact us  
today on 01268 777400**



## Birch Street, Colchester Guide price £700,000

Aspire Estate Agents are delighted to present to the market this substantial and beautifully presented five-bedroom detached bungalow, set in the highly sought-after village of Birch. Offering generous living accommodation and exceptional versatility, this home features two large self-contained annexes, four additional outbuildings, and a superb south-west facing rear garden—making it an ideal purchase for extended families, home business use, or those seeking multi-generational living.

This spacious bungalow boasts five well-proportioned double bedrooms, with potential for further expansion into the loft—already benefiting from a staircase in place. Internally, the accommodation comprises a welcoming entrance hallway, a bright and airy lounge, a spacious kitchen/diner, a stunning second reception room, utility room, a family bathroom, and a separate shower room. The layout is both practical and elegant, designed to cater to modern family life.

Situated in the rear garden are two large, fully self-contained annexes, offering a wealth of opportunities including guest accommodation, rental potential, or independent living for relatives. Externally, the property sits on a generous plot with a beautifully maintained, south-west facing rear garden complete with a summerhouse. To the front, an 'in and out' driveway provides ample off-road parking.

### Location Highlights:

Nestled in the heart of Birch, the property enjoys a peaceful, semi-rural setting while remaining conveniently close to local amenities. The village features a well-regarded primary school, a charming local pub (The Hare & Hounds), a church, and scenic countryside walks. Excellent transport links are nearby, with Marks Tey Station (3.4 miles), Kelvedon Station (4.9 miles), and Colchester Town Station (5.1 miles), all offering regular services to London Liverpool Street. The A12 is also within easy reach for road commuters.

## Nearby Amenities Include:

Stane Retail Park & Tollgate Shopping Centre – offering major retailers including M&S and Sainsbury's (approx. 4 miles).

Education – Birch C of E Primary School is just 0.7 miles away, with several "Good" and "Outstanding" rated schools nearby in Colchester including Colchester Royal Grammar School and Colchester County High School for Girls.

Outdoor Recreation – Enjoy nature at the nearby Roman River Valley Nature Reserve and Abberton Reservoir, both offering scenic walking trails and birdwatching.

Aspire Estate Agents strongly recommend an early internal viewing of this unique and versatile home to fully appreciate all it has to offer and to avoid disappointment.

Main Residence;  
Entrance Porch & Hallway  
Leading into a welcoming hall with vertical radiator and feature fireplace.

Lounge  
10'10" x 19'8" (3.30m x 6.00m)  
Bay window to front, patio doors to garden, double radiator.

Kitchen Area  
8'10" x 6'7" (2.70m x 2.00m)  
Feature fireplace, base/wall units, larder cupboard, space for fridge/freezer.

Kitchen/Diner  
11'6" x 19'0" (3.50m x 5.80m)  
Quartz worktops, double oven, island with 5-ring induction hob and wine cooler, vertical radiator, ceramic sink.

Second Reception Room  
21'4" x 17'9" (6.50m x 5.40m)  
Two bay windows, aluminium bi-fold doors, feature roof lantern—perfect for entertaining.

Utility Room  
4'11" x 9'2" (1.50m x 2.80m)  
Worktop with units, space for appliances, boiler housing, external door.

Family Bathroom  
Bath with shower over, WC, wash hand basin, towel rail,

obscure glazed window.

Shower Room  
Double shower, WC, wash hand basin, chrome towel rail

Bedrooms – Main Bungalow;

Bedroom One: 15'9" x 11'6" (4.80m x 3.50m) – Window to front, radiator, built-in wardrobes.

Bedroom Two: 10'6" x 14'9" (3.20m x 4.50m) – Bay window to front, radiator, built-in wardrobes.

Bedroom Three: 15'5" x 7'7" (4.70m x 2.30m) – Bay window, full-wall wardrobes.

Bedroom Four: 8'6" x 10'6" (2.60m x 3.20m) – Window to rear, radiator.

Loft Room / Potential Bedroom Six;

17'5" x 8'6" (5.30m x 2.60m)  
Bright room with large window, ideal for a bedroom, office or hobby space. Stairs in place (not building regs compliant).

Annexe One (Self-Contained)  
Lounge/Diner: 18'1" x 16'5" (5.50m x 5.00m) – Sliding doors to side, two radiators.

Kitchen: 5'11" x 7'7" (1.80m x 2.30m) – Window to front, fitted units, hob, oven, extractor, fridge/freezer space.

Shower Room: Shower cubicle, WC, wash hand basin.

Annexe Two (Self-Contained)  
Lounge/Kitchen/Bedroom: 10'6" x 16'9" (3.20m x 5.10m) – Open-plan layout with 2 front windows, 1 rear window, 2 patio doors, fold-down wall bed, fitted kitchen.

Shower Room: Shower, WC, wash hand basin.

Exterior  
Front:  
Gated 'in and out' driveway, block paved with stone borders, providing extensive off-road parking.

Rear Garden:  
Large south-west facing garden mainly laid to lawn with patio, brick-built shed, powered summerhouse, and enclosed fencing. Additional gated garden area at the rear.

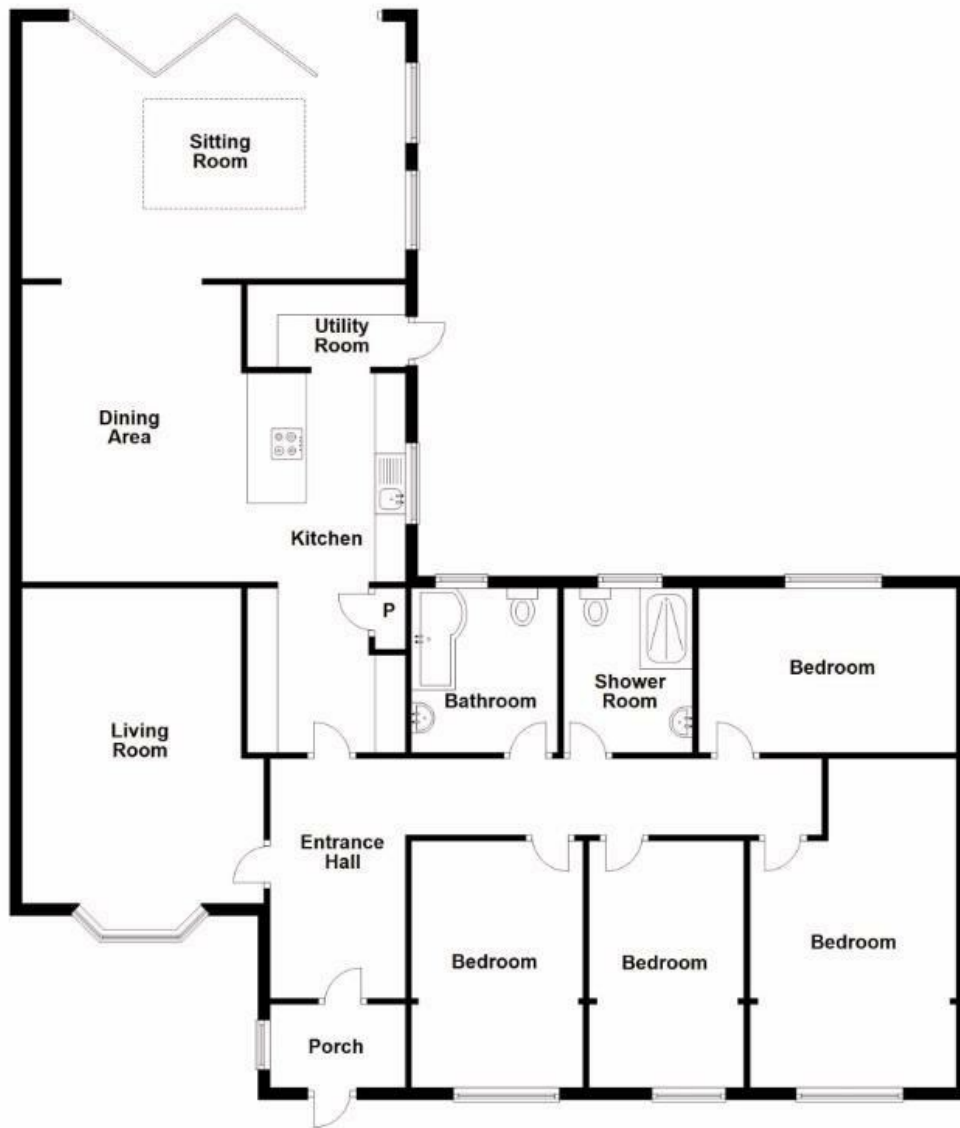
Outbuildings:

Four additional outbuildings offering workshop or conversion potential.

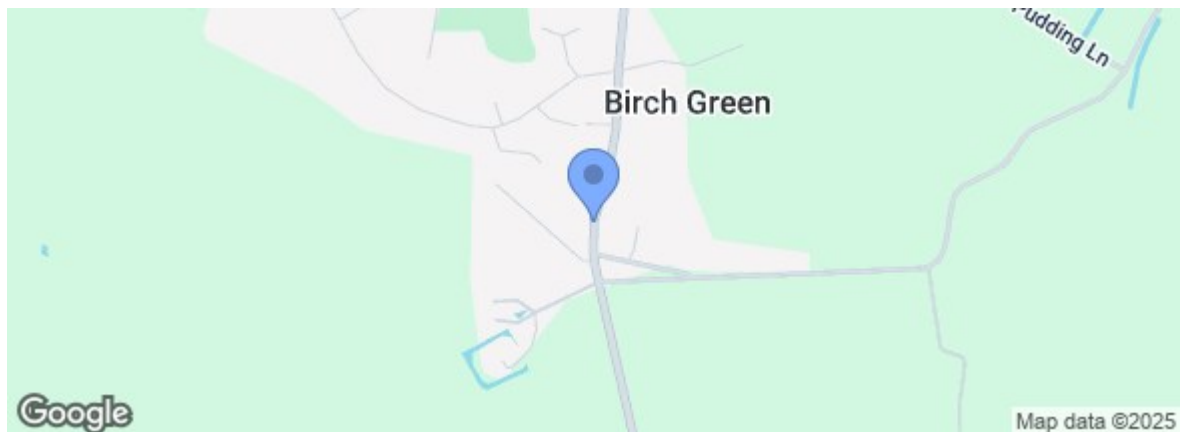


# Floorplan

## Ground Floor



| Energy Efficiency Rating                                        |   | Current                 | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs                     |   |                         |           |
| (92 plus)                                                       | A |                         |           |
| (81-91)                                                         | B |                         |           |
| (69-80)                                                         | C |                         |           |
| (55-68)                                                         | D |                         |           |
| (39-54)                                                         | E |                         |           |
| (21-38)                                                         | F |                         |           |
| (1-20)                                                          | G |                         |           |
| Not energy efficient - higher running costs                     |   |                         |           |
| England & Wales                                                 |   | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)                                                       | A |                         |           |
| (81-91)                                                         | B |                         |           |
| (69-80)                                                         | C |                         |           |
| (55-68)                                                         | D |                         |           |
| (39-54)                                                         | E |                         |           |
| (21-38)                                                         | F |                         |           |
| (1-20)                                                          | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales                                                 |   | EU Directive 2002/91/EC |           |



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.