



Church Road, Peldon, CO5 7PT

Guide price £425,000

THREE BEDROOM DETACHED HOUSE IN VILLAGE LOCATION with a 154 foot enclosed rear garden, attached garage and ample off road parking with a block paved driveway. Overlooking an 11th century Church to the front the property enjoys beautiful far reaching views at the rear to the Strood Channel and Mersea Island.

The accommodation on the ground floor consists of a dual aspect sitting room with polished Douglas Fir flooring and patio doors to the garden, separate dining room, kitchen breakfast room and ground floor cloakroom. On the first floor are three bedrooms, a bathroom and a separate WC.

The rear garden, which has been looked after organically for the last 18 years and is accessed via a side gate really needs to be viewed to be appreciated, with a paved seating area, flower and shrub borders, vegetable plot, various lawn areas, gravel garden, sheds and a greenhouse.

The village of Peldon, with a population of around 550, is renowned for its community spirit winning the accolade of Essex Village of the Year in 2019. There are two pub / restaurants, an 11th century church and a thriving community hall which hosts a variety of social and sporting activities from quiz nights, and 'knit & natter' to badminton and table tennis.

Entrance Hall

6'7" x 3'8" (2.03 x 1.13)



Wooden flooring, stairs to first floor

Dining Room

10'0" x 8'10" (3.07 x 2.71)



UPVC double glazed window to the front, walk-in under stairs cupboard, laminated wooden flooring, radiator

Living Room

17'6" x 12'6" (5.34 x 3.82)



UPVC double glazed window to the front and sliding patio doors to the rear with far reaching views to the Strood channel and Mersea Island beyond, solid Douglas Fir wooden floor, recently sanded and re-varnished to a high quality finish. Two radiators.

Kitchen / Breakfast Room

15'10" x 8'9" (4.84 x 2.68)



Breakfast Room

12'4" x 6'11" (3.78 x 2.13)



UPVC double glazed window to the side, worksurface with space under for fridge and freezer, ceramic tiled floor, radiator open plan to kitchen

Kitchen

8'11" x 8'4" (2.72 x 2.55)



UPVC double glazed window to the rear, fitted with a range of floor and wall mounted units and work surfaces with inset stainless steel sink with mixer taps over. Built in double, eye level oven and grill and ceramic hob with stainless extractor hood over, ceramic tiled floor open plan to Breakfast Room

Rear Porch

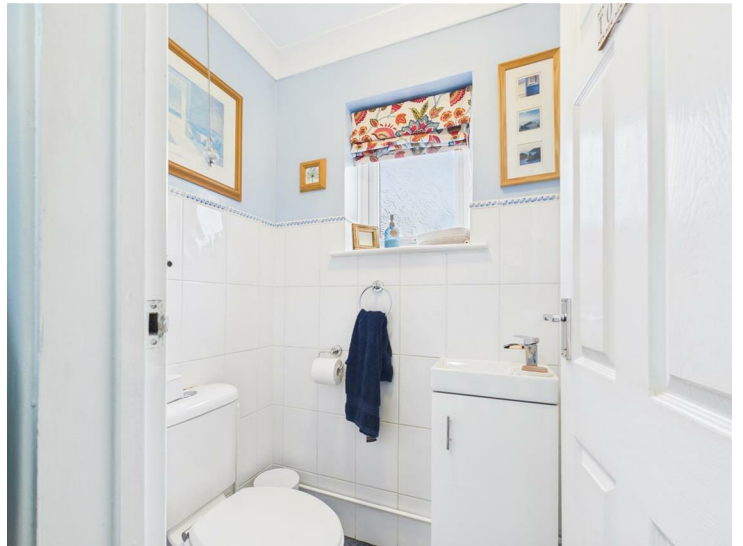
4'7" x 3'11" (1.40 x 1.21)



Cloaks hooks, radiator, ceramic tiled floor, stable door to garden

Downstairs Cloakroom

4'5" x 3'5" (1.36 x 1.06)



UPVC double glazed window to the rear, low level WC and vanity hand basin with cupboard under, ceramic tiled floor

Landing



Built-in airing cupboard housing hot water cylinder, which can be heated via the oil boiler or via an electric immersion heater with slatted wooden shelving. Access hatch to loft space, which is insulated and part boarded.

Bedroom One

12'5" x 10'1" (3.79 x 3.08)



UPVC double glazed window to the front with a pleasant view over the churchyard, built-in wardrobe, radiator.

Bedroom Two

11'3" x 8'10" (3.43 x 2.71)



UPVC double glazed window to the front, also with a pleasant view over the churchyard, built-in wardrobe, radiator.

Bedroom Three

9'5" x 7'1" (2.88 x 2.16)



UPVC double glazed window to the rear with fantastic countryside views over to Mersea Island, radiator.

Bathroom

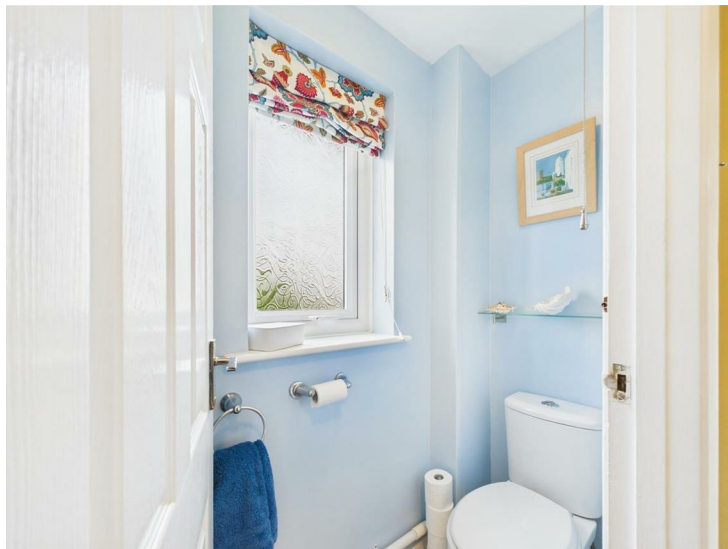
5'10" x 5'9" (1.79 x 1.76)



UPVC double glazed window to the rear with far reaching views over to the Blackwater estuary and beyond to The Dengie Peninsular. P shape shower bath with shower over and curved glass shower screen, vanity wash basin with cupboard under. Heated towel rail radiator.

Separate WC

5'0" x 2'6" (1.54 x 0.77)



UPVC double glazed window to the rear, low level WC, hand basin, ceramic tiled floor

Garage

17'11" x 8'5" (5.48 x 2.59)

Single attached garage with vehicular door to the front and personnel door to the side leading to the patio, power and light connected, including external power sockets, regularly serviced floor standing oil boiler providing central heating and hot water.

Outside Front



To the front the property is set well back from the road with a block paved driveway providing off road parking for 5/6 vehicles, a lawn and a side flower border. There is a Electric Vehicle (EV) Charging Point and external power points. Gated access to the rear.

Rear Garden

154' x 41' (46.94m x 12.50m)



The garden has been looked after organically for the last 18 years has gated access to the side or through the garage. Adjacent to the house is an Indian Sandstone seating area with steps leading to the Living Room via the patio doors. The top lawn is edged by mature flower and shrub borders to three sides with the gravel garden to the other side, shaded by an Ash tree and fruiting Plum Tree. From the top lawn the lower Indian Sandstone patio gives access to the greenhouse, productive vegetable plot, including an established Asparagus bed and the middle lawn with fruiting Apple and Fig trees. A block paved path then leads past the two timber garden sheds to the wildflower patch, two further lawns and the composting area. The rear of the garden backs onto a field.

MATERIAL INFORMATION

Colchester City Council
Council Tax Band D
Freehold

Standard brick faced construction with tiled roof.

Mains electricity, water and drainage / sewerage are all connected.

There is no gas.

Oil fired central heating

There is a fast broadband connection via cable with County Broadband, with speeds available up to 1000 mps

Normal broadband is available via a BT Openreach line, not currently connected.

<https://www.broadbandspeedchecker.co.uk/broadband-speed-in-my-area.html>

We believe normal mobile phone coverage is available but please check with your supplier.

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Agents Note

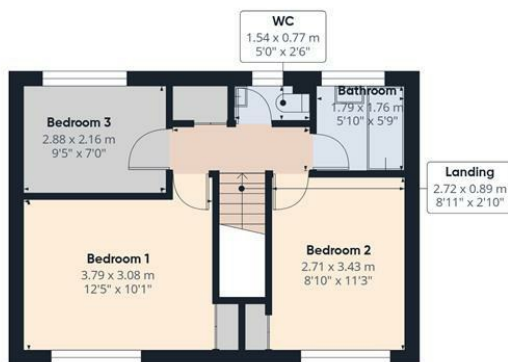
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Ground Floor



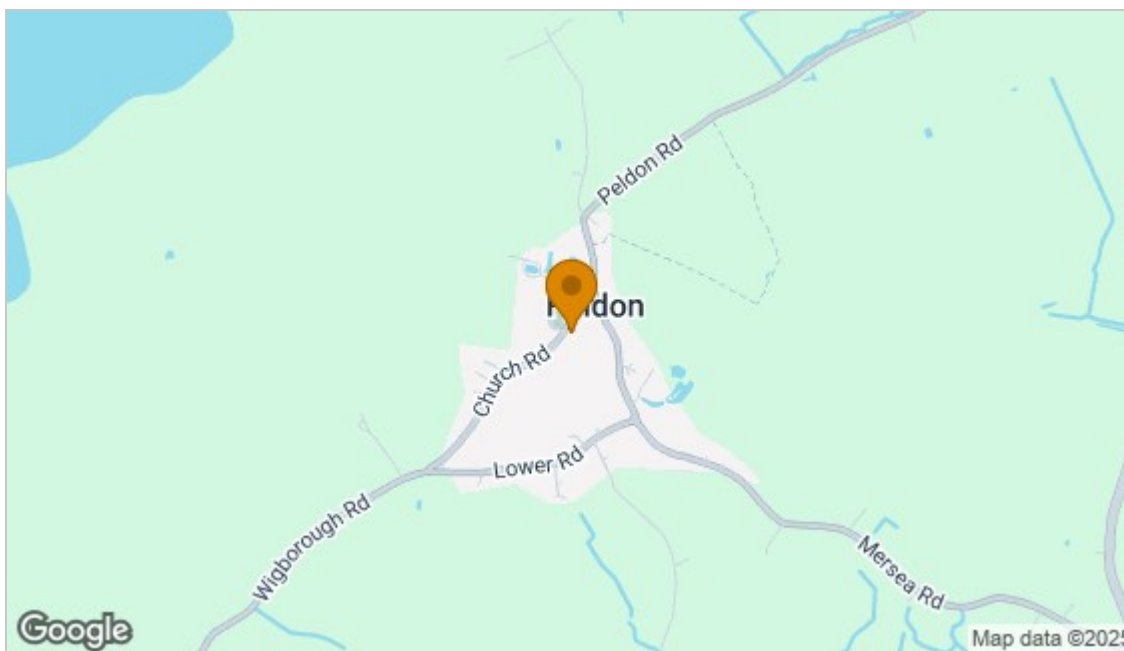
Floor 1

Approximate total area⁽¹⁾
101.9 m²
1095 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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		
	48	71
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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