

An aerial photograph of a large estate. In the foreground, a large house with a dark roof and light-colored walls is partially visible, surrounded by lush green trees. A large, mature weeping willow tree stands prominently in the middle ground. The estate is bordered by a dense line of trees, and beyond that, a large body of water (likely a lake or reservoir) is visible. In the background, a wide river or estuary stretches across the horizon under a sky with soft, pinkish clouds, suggesting a sunset or sunrise. The overall scene is peaceful and scenic.

NP NICHOLAS
PERCIVAL

For Sale. Manwood Tye

Mersea Road, Abberton, Colchester, Essex, CO5 7NR



Presented to a very high standard throughout is this detached spacious four bedroom bungalow, set within grounds approaching an acre (stls).

Located at the end of a gated, graveled driveway, Manwood Tye offers four double bedrooms, two with ensuites, a sitting room, dining room, kitchen / breakfast / family room, utility room, study, family bathroom and wc.

Outside there is a workshop / garage and accompanying cart lodge and ample driveway parking is provided. The landscaped grounds feature numerous mature trees and shrubs, providing privacy and seclusion.

Tenure Freehold | Oil Central Heating
EPC E | Gas Central Heating | Council Tax Band
Mains Water, Drainage, and Electricity Connected



A closer look at this impressive property

The property is approached via electronic gates that provide access to a gravelled driveway that leads to the bungalow.

A storm porch welcomes you to the property and opens to the entrance hallway with useful storage cupboards.

The bungalow is well laid out with the sleeping accommodation nicely separated from the reception rooms. The heart of the home is the open plan / kitchen / breakfast / family room. The kitchen features a range cooker with accompanying hob, electric double oven, with warming drawer and ceramic hob with warming panel, integrated fridge / freezer and space for a dishwasher.

There is also an American style fridge freezer with ice maker and mains cooled water dispenser that will remain at the property once sold. Ample storage is provided by a good array of cupboards and drawers. There is space for a kitchen table and chairs and then this leads to the family area, providing a lovely space for relaxation and entertainment. There are doors to the patio and garden beyond and the vaulted ceiling is an impressive feature. Doors from the family room also provide access to the formal dining room, with Victorian effect feature fireplace (capped).

Adjacent to the kitchen is the utility room, that houses the oil boiler and also provides space and plumbing for a washing machine, as well as providing access to the wc.

The sitting room is dual aspect, the central focus of which is the brick surround fireplace (capped).

There is a useful study, ideal for those that work from home.

All four bedrooms are well-proportioned doubles. The main bedroom is dual aspect with doors to the patio and built in wardrobe space. The ensuite is comprised of a shower cubicle, pedestal handbasin, toilet and heated towel rail. The guest second bedroom is also ensuite which is comprised of shower cubicle, toilet and pedestal handbasin.

The four piece family bathroom completes the internal accommodation and features a double ended bath with mixer hose attachment, pedestal handbasin, toilet and bidet.

Manwood Tye

Mersea Road, Abberton, Colchester, Essex

Sat-Nav Ref: **CO5 7NR**

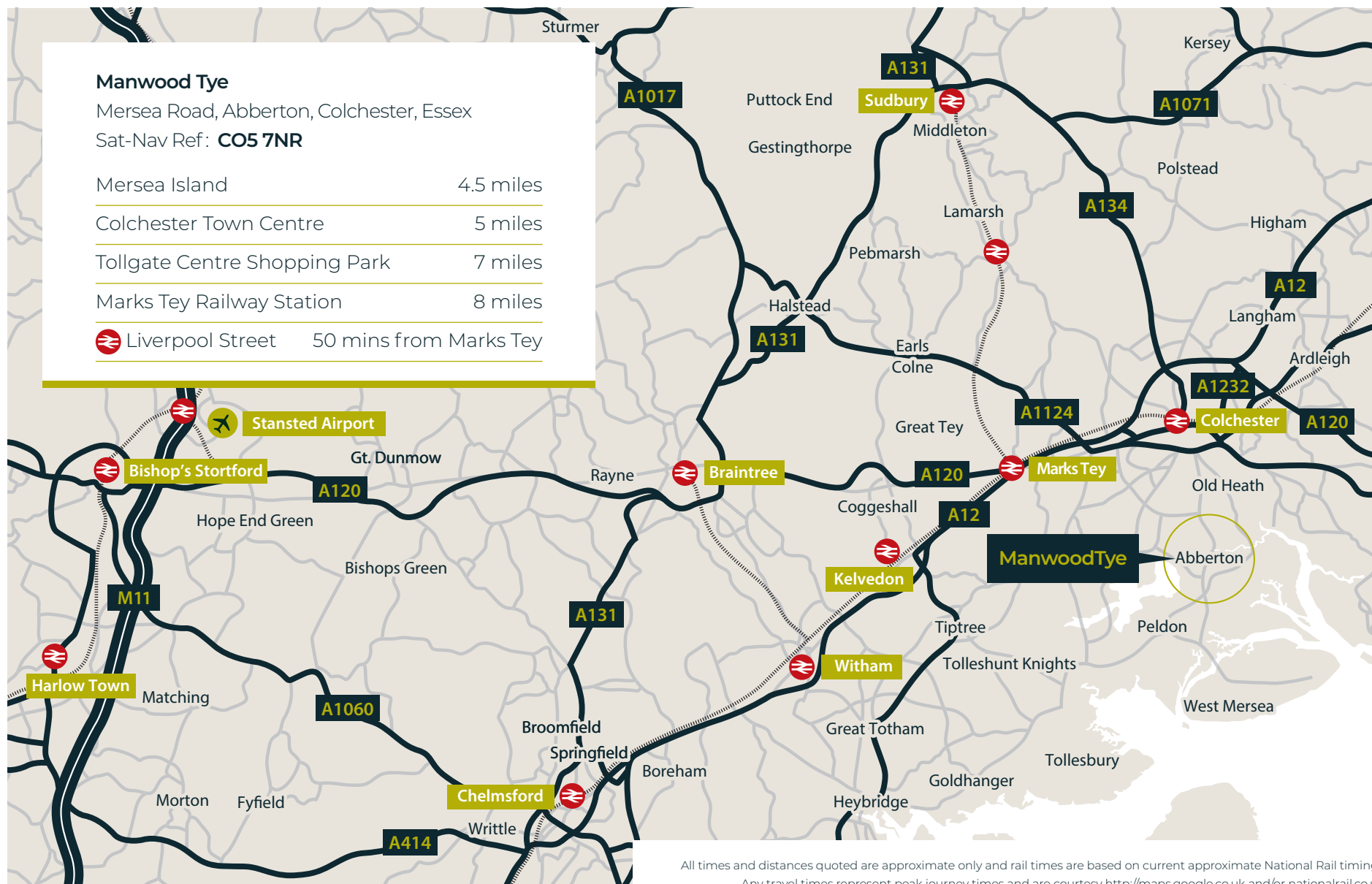
Mersea Island 4.5 miles

Colchester Town Centre 5 miles

Tollgate Centre Shopping Park 7 miles

Marks Tey Railway Station 8 miles

 Liverpool Street 50 mins from Marks Tey



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings.
Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk



Situation

The property is located on the outskirts of the popular village of Abberton, there is a local primary school and a community store, providing a range of everyday essentials. A short drive away is Colchester which has an enviable choice of secondary schooling options in both the private and state sectors. Colchester provides all the leisure, recreational and shopping facilities expected of a major regional centre.

London Liverpool Street Station can be accessed in under one hour from Colchester's mainline station. Mersea Island is close at hand and benefits from a number of shops, cafés and bars. The island is renowned for its sailing and seafood





Outside Space

Set within grounds approaching one acre (stls), the property is approached via electronic gates that provide access to the gravelled driveway, workshop / garage and adjacent cart lodge. The garden is landscaped in a parkland style with numerous mature trees and shrubs that provide privacy and create a sense of seclusion. There are two patio areas, one adjacent to the kitchen / family room and one adjacent to the main bedroom. The three summerhouses all have power connected. The oil tank is discreetly screened from view.











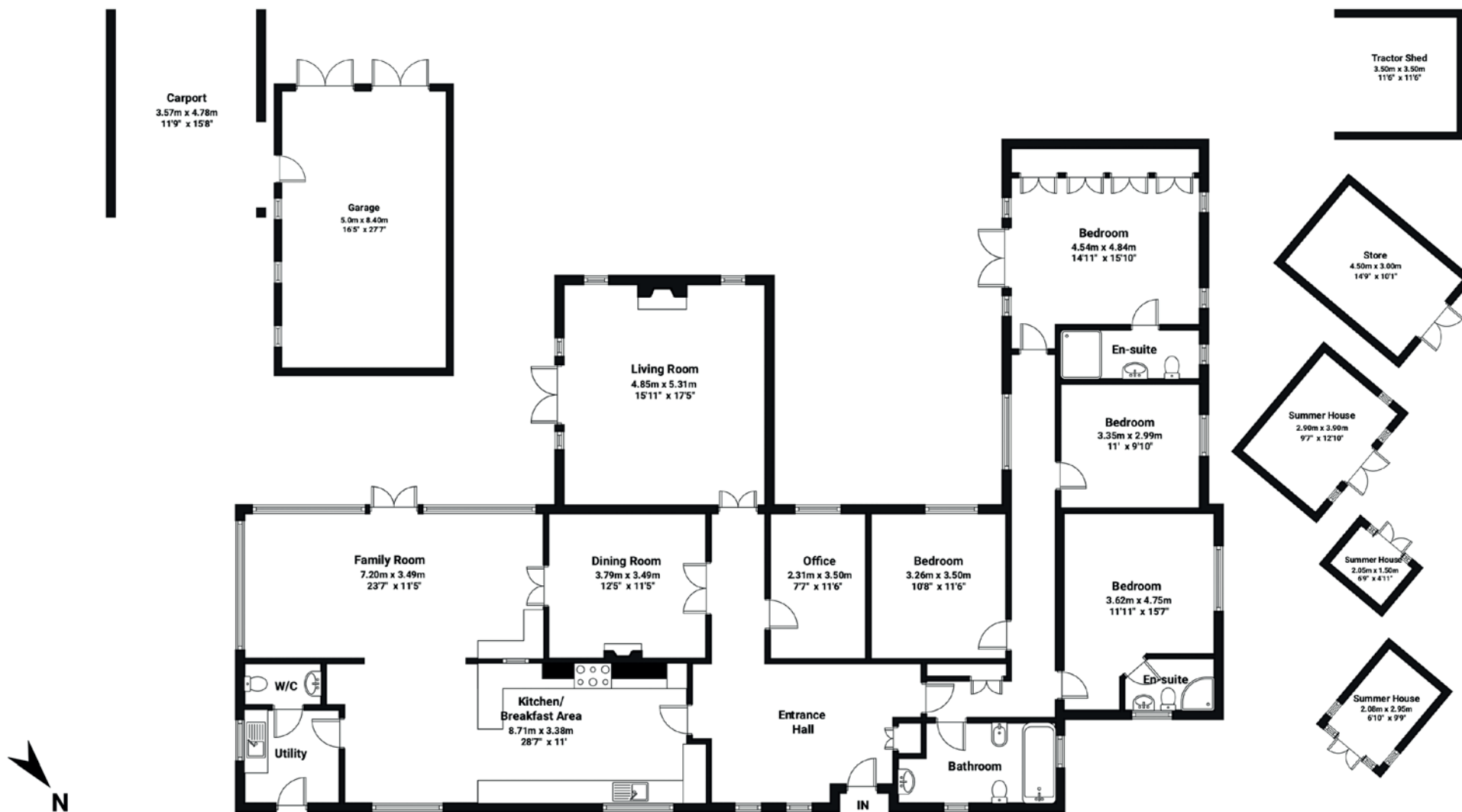












Manwood Tye, Abberton

Total Approximate Floor Area: 3404.7 SqFt (316.31 SqMt)

House: 2265 SqFt (210.43 SqMt) | Garage: 452 SqFt (42 SqMt) | Summer House(s): 222.4 SqFt (20.66 SqMt)

Tractor Shed: 131.8 SqFt (12.65 SqMt) | Store: 149.6 SqFt (13.9 SqMt) | Carport: 183.6 SqFt (17.06 SqMt)

Illustration for identification purposes only. Measurements are approximate and not to scale.

Viewing is strictly by appointment with the Sole Selling Agents.



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