



NP NICHOLAS
PERCIVAL

For Sale. High Gables,
Straight Road, Boxted, Colchester, Essex, CO4 5QN

Incorporating **BS** BIRCHALL
STEEL





High Gables, Straight Road, Boxted, Colchester, Essex, CO4 5QN

High Gables is a very well presented family home, tucked away in a peaceful countryside setting. This impressive property offers five double bedrooms, two ensuites, and the lounge / dining room enjoys uninterrupted countryside views on two aspects. High Gables offers flexible living at its very best. Sitting within an enviable plot approaching 0.3 acres (stls), the garden is ideal for both relaxation and entertaining, and ample parking is provided via a double garage set at the end of a gated gravelled driveway.

Oil Fired Central Heating | Tenure Freehold | Council Tax Band G | EPC D







The Heart of the Home

At the centre of the property lies the lounge / dining room bathed in natural light from two sets of bi-fold doors (south and east facing) in addition to a further set of sliding patio doors. There's space for a large dining table, making this an ideal spot for sizeable gatherings or leisurely family meals, while the adjoining sitting area enjoys uninterrupted views of the garden and fields beyond. On warmer days, throw open the bi-fold doors and extend your living space out to the terraces – perfect for summer entertaining.

Adjacent to the dining area is the kitchen with range style cooker and accompanying hood, integrated undercounter fridge and integrated dishwasher. Ample storage is provided by a good array of cupboards and drawers. The utility room provides further workspace and storage and the vendors have said that the free standing American fridge-freezer, washing machine and tumble dryer will all remain with the property once sold.

To the front of the property there is a cosy sitting room with bay window and an electric log burner set within the fireplace. A large open fireplace and chimney could be opened up if required. There is a spacious study with room for two desks. The cloakroom completes the ground floor accommodation.

Ascending the stairs to the first floor there are five double bedrooms. The principal bedroom is to the front of the property and benefits from built in wardrobes. The accompanying ensuite offers a double shower with both rainfall shower head and mixer hose attachment, handbasin set within a vanity unit, wc and heated towel rail.

Bedroom two is dual aspect to the rear of the property, with accompanying ensuite, making this an ideal guest room. Bedrooms three and five both come with built in wardrobes.

The family bathroom offers a double ended bath with mixer hose attachment, hand basin set within a vanity unit and wc.

High Gables

Straight Road, Boxted, Colchester, Essex

Sat-Nav Ref: **CO4 5QN**

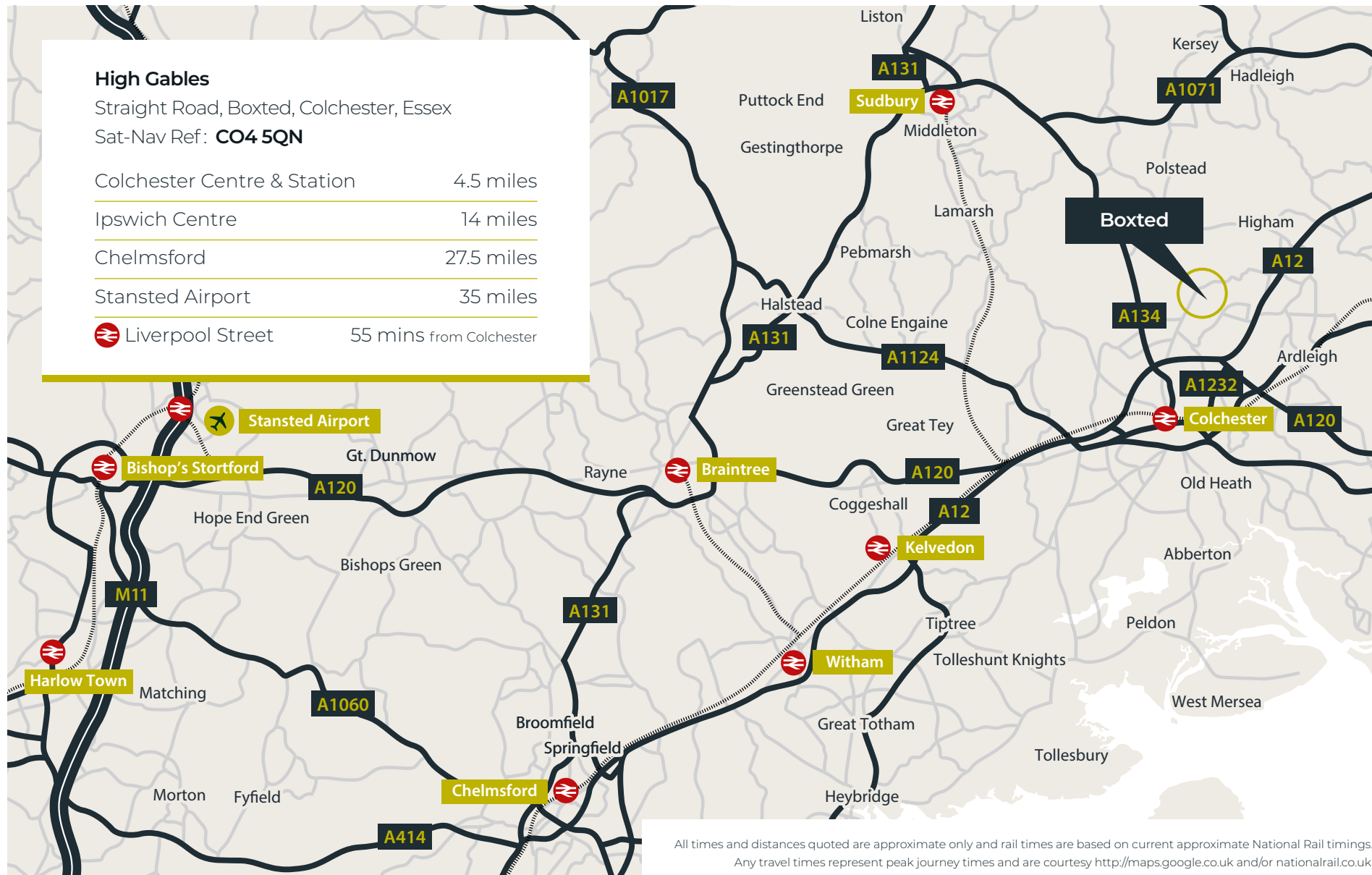
Colchester Centre & Station 4.5 miles

Ipswich Centre 14 miles

Chelmsford 27.5 miles

Stansted Airport 35 miles

 Liverpool Street 55 mins from Colchester



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



Location

The village of Boxted is nestled amongst some of the most wonderful parts of the North Essex / South Suffolk countryside on the edge of the Dedham Vale Area of Outstanding Natural Beauty, that provides endless opportunities for walking, cycling and exploring.

This well-connected village offers a primary school for family buyers and is just minutes away from both the A12 and A134. The bustling historic city of Colchester is a short drive away, and offers all the recreational, leisure and cultural attractions expected of a major regional centre. Colchester's main line railway station is around five miles away and offers inter-city services to London Liverpool Street in around 50 minutes.





Outdoor Living

Outside, High Gables sits at the end of a gated gravelled driveway which offers a great deal of privacy.

Ample parking is provided in addition to the large double garage with power and light connected.

There is plenty of space alongside the garage for additional storage.

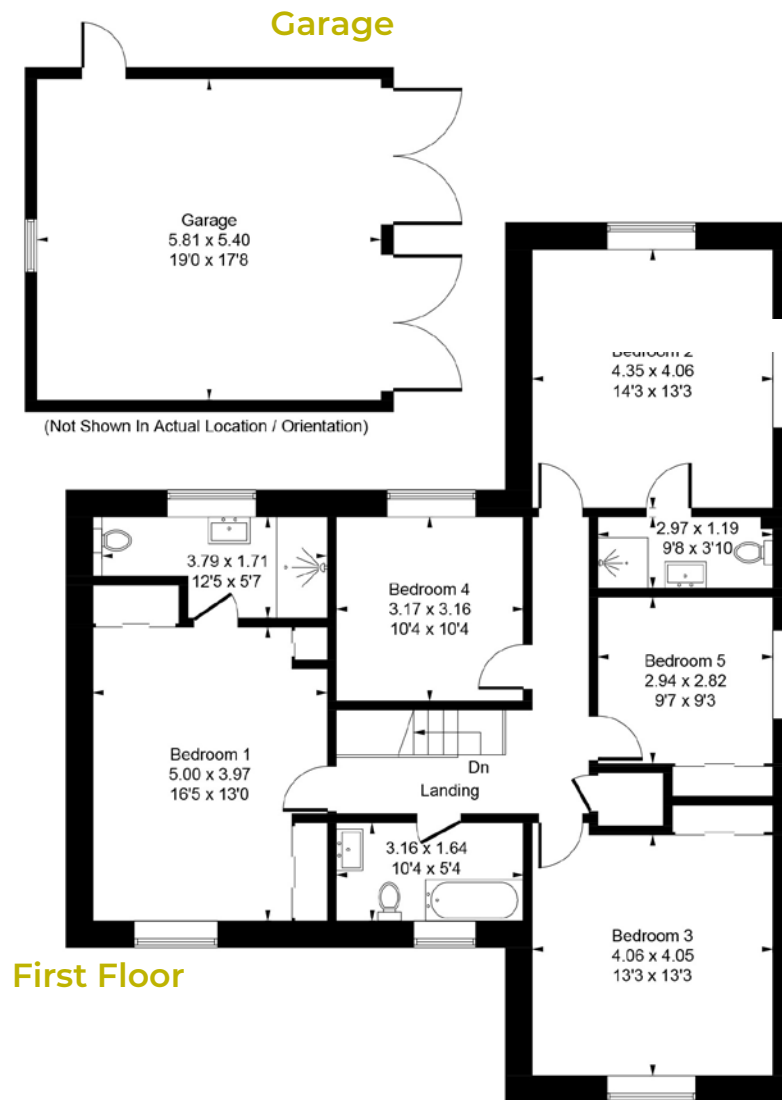
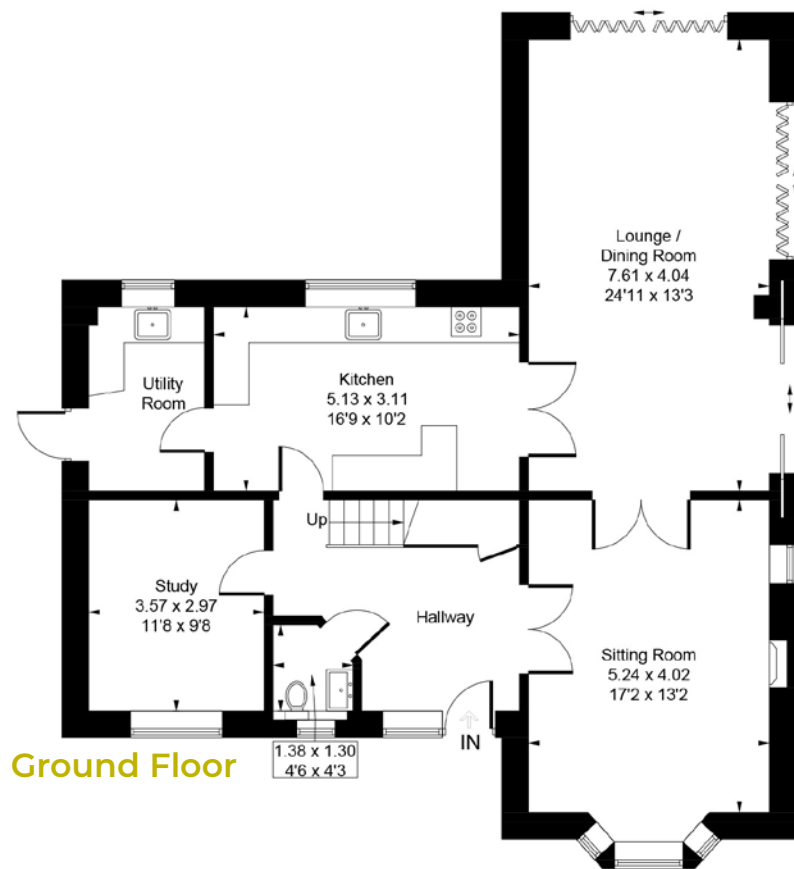
To the side and rear, a sun terrace wraps around the property and takes in the wonderful countryside views on offer. The garden itself is mainly laid to lawn, with established borders and raised vegetable beds. The oil tank is discreetly screened from view.











First Floor



High Gables, Straight Road, Boxted, Colchester

Total Approximate Floor Area: 2504 Sqft (232.5 Sqmt)

House: 2167 Sqft (202.2 Sqm)

Garage: 337 Sqft (31.3 Sqm)

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

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Viewing is strictly by appointment with the Sole Selling Agents.



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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

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