

An aerial photograph of a modern terraced house with a central courtyard. The house features a dark grey tiled roof, white upper floors, and red brick lower floors. The central entrance has a blue door and a small white portico. The courtyard is paved with light grey stone and has a central circular flower bed with orange flowers. The garden is landscaped with various plants and shrubs. In the background, there are trees and a clear blue sky.

EH

EXQUISITE  
HOME



# GRACEFUL COUNTRY LIVING

Nestled within an exclusive collection of just 22 homes, this beautifully presented two-bedroom cottage-style home offers the perfect blend of modern living and semi-rural charm.







## *Step Into Style and Serenity...*

Set within the beautifully landscaped grounds of a former Georgian country estate, this elegant two-bedroom home combines modern efficiency with classic style in one of North Essex's most sought-after private developments. Built in 2022 by Rose Builders, the property forms part of Wakes Hall Park, an exclusive collection of just 22 properties nestled within the formal grounds of a restored Georgian manor house, surrounded by scenic countryside and views over the Colne Valley.

Constructed in traditional brick and boasting well-designed living space, the property enjoys an EPC rating of B and features air source heating with wet underfloor heating to the ground floor and radiators above, it also benefits from a 10-year LABC warranty valid until 2032.

The ground floor opens to a generous entrance hall with cloakroom and storage cupboard. The bright dual-aspect sitting room features coordinated plantation blinds and French doors opening onto a private, non-overlooked rear garden with direct access to parkland and the development's communal vegetable plots and tennis courts. The open-plan kitchen/dining room is fitted with sleek Corian worktops and a full suite of integrated Neff appliances, including an oven, electric hob, fridge/freezer, dishwasher, and built-in bin store. French doors provide further access to the garden, while a utility cupboard offers plumbing for a washing machine or washer/dryer.







*“With double doors opening directly onto the sunny patio, the beautifully appointed kitchen blends indoor and outdoor living seamlessly...”*





### *Elegant Bedrooms & Far-Reaching Views...*

Upstairs, the principal bedroom is a spacious double with a stylish en-suite shower room and a separate dressing area currently used as a study. The second double bedroom also benefits from its own en-suite bathroom with shower over bath, WC, and sink. A small loft is accessible via the landing, suitable for storage.



# LOCATION

The beautifully landscaped rear garden is a true extension of the living space—thoughtfully designed for both relaxation and entertaining. Set against the peaceful backdrop of mature woodland, the garden is laid to lawn with well-stocked borders, stylish raised planters, and a paved terrace that flows directly from the kitchen/dining room and sitting room, ideal for al fresco dining. The garden enjoys a high degree of privacy and is not overlooked, creating a calm and serene atmosphere. A rear gate opens directly onto the estate’s communal parkland, providing easy access to scenic walking trails, the woodland walk, and the tennis courts. Just beyond, residents can enjoy the kitchen garden where vegetable plots are available to rent, making this outdoor space as practical as it is picturesque. Whether you’re enjoying morning coffee in the sunshine or hosting a summer gathering, this garden truly completes the lifestyle offering of this exceptional home. The property comes with a private garage, complete with an EV electric car charger and an allocated parking space. Ample visitor parking is available close by.

Residents enjoy access to a range of shared facilities, including a fully equipped gymnasium in a detached building adjacent to the manor house, tennis courts, a woodland walk, a communal walled garden and kitchen gardens with rentable vegetable plots.

Wakes Colne offers a peaceful semi-rural lifestyle with excellent connectivity. A bus stop at the entrance to the development provides regular services to Colchester and Halstead. The village features a convenience store with post office, and the popular Swan Inn pub is just half a mile away. Chappel & Wakes Colne railway station, a short distance from the development, connects to Marks Tey and onward to London Liverpool Street in approximately one hour. For nature lovers, the 179-acre Chalkney Woods offers superb walking and wildlife on the doorstep.



## KEY INFORMATION

### LOCAL AREA:

Earls Colne - 2.4 Miles  
Great Tey - 2.5 Miles  
Halstead - 5 Miles.  
Chelmsford - 24 Miles  
Colchester - 8 Miles

### LOCAL AUTHORITY:

Colchester Borough Council  
Council Tax Band E

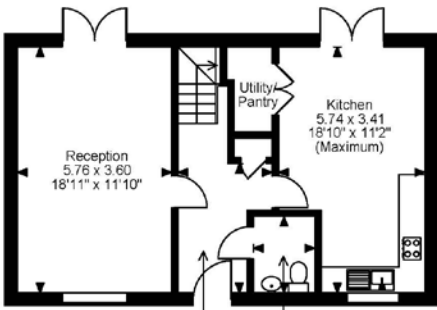
### TENURE:

Freehold

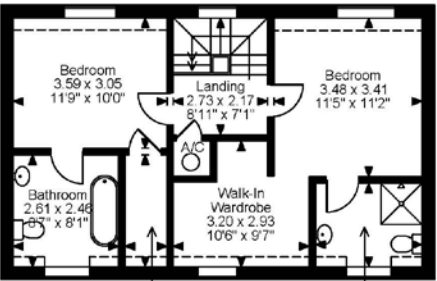
### SERVICES:

Heating Types: Air Source Heat Pump  
Electricity: Mains  
Water: Mains  
Drainage: Mains  
Internet Speed: Max Download 1800 Mbps  
Max Upload 220 Mbps  
Current provider: Sky

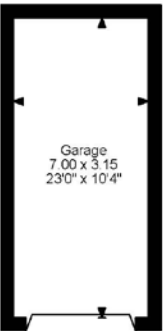
Approximate Gross Internal Area  
Main House = 1128 Sq Ft/105 Sq M  
Garage = 237 Sq Ft/22 Sq M Total =  
1365 Sq Ft/127 Sq M



Ground Floor

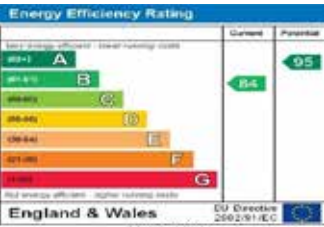


First Floor



"Garage situated on separate block"

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The position & size of doors, windows, appliances and other features are approximate only.  
Denotes restricted head height  
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