



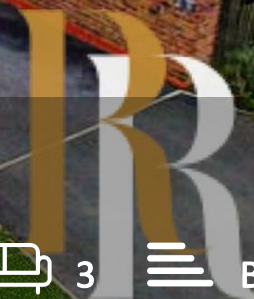
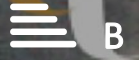
REID RESIDENTIAL

FOR SOME MUCH NEEDED R&R
WHEN SELLING YOUR HOME



Moorlands Colchester Road
Colchester, CO7 7TN

Guide price £1,500,000



Moorlands Colchester Road Colchester, CO7 7TN

The frontage of this stunning property is enclosed by mature hedging and fencing, and accessed via a set of electronic wrought iron gates into a large tarmac driveway, with room to accommodate a number of parked vehicles. Covered parking is provided by a double garage with remote controlled doors, with an adjacent workshop and boiler room to the rear. Energy efficient solar panels are discretely placed on the roof of the garage to benefit from the south facing aspect. The pillared entrance porch, on a raised paved area, sets the scene for the contemporary and sharp interiors to be found within. On entering the property, you will be greeted by a magnificent entrance hallway with solid wood floor and an impressive staircase with glass balustrade leading to the upper floors. Immediately to the right is a purpose-built study with bespoke fitted cabinetry, and pleasant views across the front of the house. To the left is a guest cloakroom and a rarely seen purpose-built lift, allowing easy access to the first-floor accommodation.

Area Guide: Great Bromley is a charming village situated on the eastern outskirts of Colchester, approximately 8 miles away. This quaint village offers a range of local amenities, including a church, a welcoming public house, and a well-regarded primary school. It enjoys a strategic location, providing convenient access to the coast via either the A133 or the A120.

The nearest town, Manningtree, is around 6 miles away and offers a wide array of local conveniences, including shops, supermarkets, a secondary school, and a mainline railway station with services running along both the Harwich and Norwich lines, connecting to London's Liverpool Street.

For those seeking further educational opportunities, Colchester boasts a Sixth Form College, while the University of Essex is located on the eastern fringes of the town.

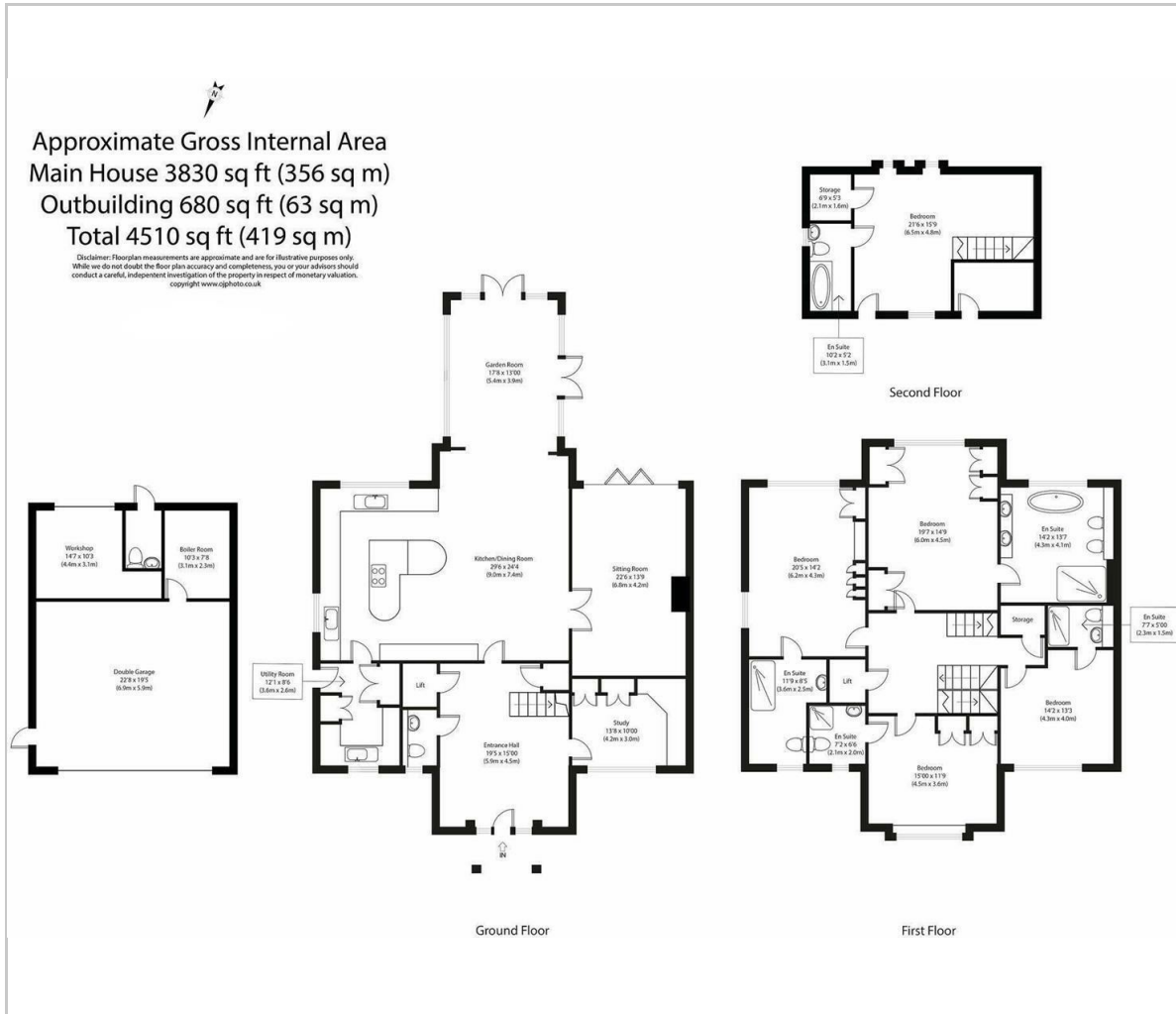
Front Aspect

Entrance Hall
19'4" x 14'9" (5.9 x 4.5)





Floor Plan



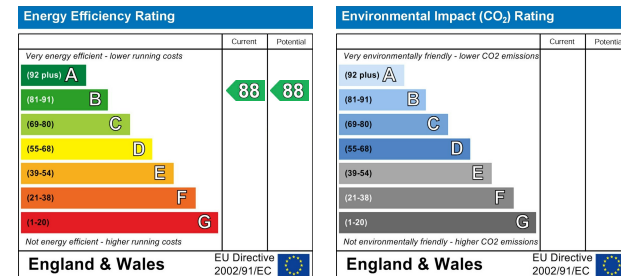
Area Map



Viewing

Please contact our Reid Residential Office on 01255 408055 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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