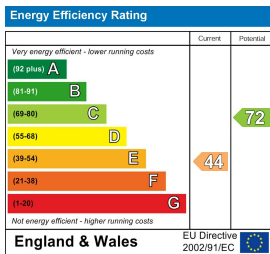




- Four/ Five bedroom detached Grade II period property
- Many original feature and modern additions
- Five reception Rooms
- Four bathrooms
- Glorious extended ktchen family room
- Self contained Annex
- Plot of approximately third of an acre
- Driveway with parking for multiple cars
- Large West facing garden and patio
- Village location approximately 5 miles from Colchester City



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£850,000
Freehold



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Property Description

Situated in the picturesque North Essex village of Birch, just five miles southwest of Colchester, Heathcote is a beautifully presented Grade II listed period home, believed to date back to the early 19th century and offers a splendid blend of historical elegance and modern comfort.

This elegant four/ five bedroom residence with Georgian façade, offers a seamless blend of historic charm and modern refinement with a wealth of original features. Further benefits include a fully self-contained annexe.

The house is set within a generous plot of approximately a third of an acre, providing a delightful outdoor space for gardening, play, or simply enjoying the tranquil surroundings. Parking is a breeze with space for multiple vehicles, making it ideal for families or those who enjoy entertaining. The popular village location adds to the appeal, with local amenities and picturesque countryside nearby, ensuring a perfect balance of rural charm and accessibility.

One of the standout features of the home is the extended kitchen and family room which includes granite work-tops, a gas range cooker, farmhouse style kitchen units, butler sink and French oak flooring. The vaulted extension has six remote controlled Velux windows in addition to two sets of French doors, allowing light to flood in and providing direct access onto the glorious garden patio.



Further reception rooms include the formal sitting room which leads into a 'snug' area, separate dining room, study/ bedroom, utility room, a handy walk-in pantry and downstairs shower room. In addition there is the self contained Annex which offers additional living space that could serve as a guest suite, home office, or even a rental opportunity.

On the first floor, three well-appointed bedrooms ensure that there is plenty of room for family and guests. The principle bedroom has a glorious en-suite with 'His and Hers' sinks. A further family bathroom, provides convenience and privacy.

Outside

The rear West facing garden is beautiful and perfect for entertaining or alfresco dining with a large patio area and ornamental pond. The garden also features a secluded vegetable patch.

Location

Birch village is approximately five miles southwest of Colchester. Heathcote overlooks the village green, which is also adjacent to the popular Hare & Hounds public house and restaurant. The village has a thriving community with a local Church of England Primary School and offers numerous opportunities for outdoor activities. This remarkable property is a rare find, combining historical significance with modern living, making it an ideal choice for those seeking a unique home in a desirable location.

* County Broadband Full Fibre Available *

