

oakheart



£475,000

Offers In Excess Of  
Main Road, Wormingford



A spacious three-bedroom, two-bathroom detached family home offers picturesque field views and is located in the highly sought-after village of Woringford, just six miles from Colchester. The village itself boasts a post office, the popular Crown restaurant & public house, and the historic Church of St Andrew. Families will appreciate the proximity to well-regarded schools including Holmwood House, Littlegarth, Fordham Primary School, and Stanway Secondary School.

Upon entering, the entrance hall welcomes you into a bright and inviting home. The spacious lounge features a charming fireplace and doors that open into a conservatory, providing an abundance of natural light and views of the expansive rear garden. The conservatory also offers direct access to the garden, creating a seamless indoor-outdoor flow.

The well-appointed kitchen includes a range of eye and base level units, ample work surfaces, and space for appliances. A door from the kitchen also leads into the conservatory. Additionally, the ground floor includes a versatile reception room that could be used as a formal dining area or a cosy snug.

A well-lit landing provides access to all first-floor rooms. The principal bedroom boasts its own en suite facilities for added convenience. Two further generously-sized double bedrooms share the floor, along with a well-appointed family bathroom.

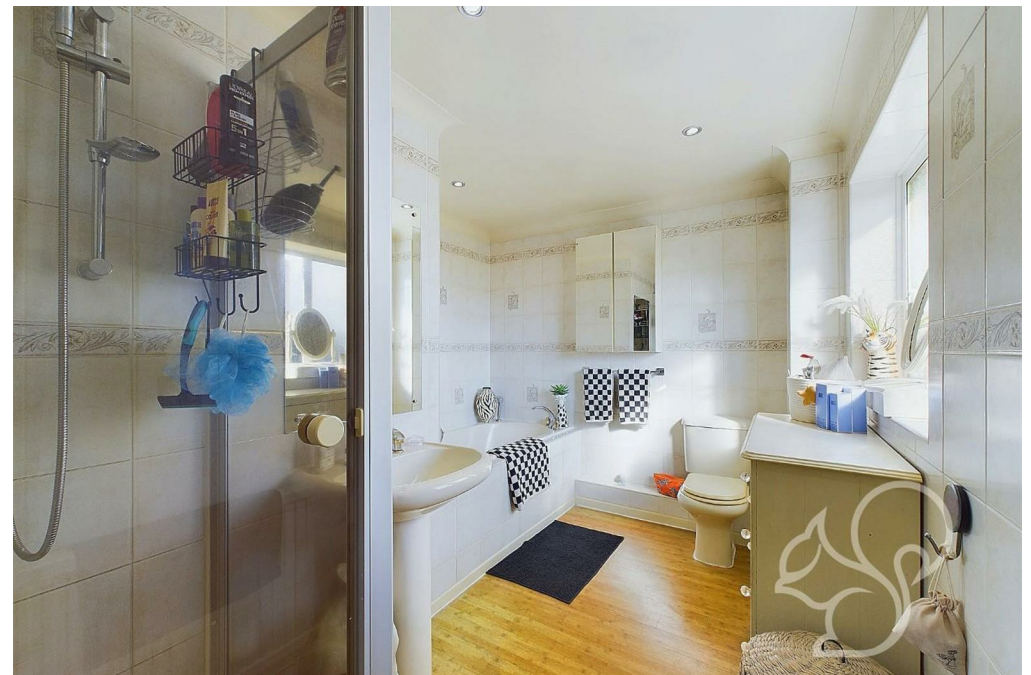
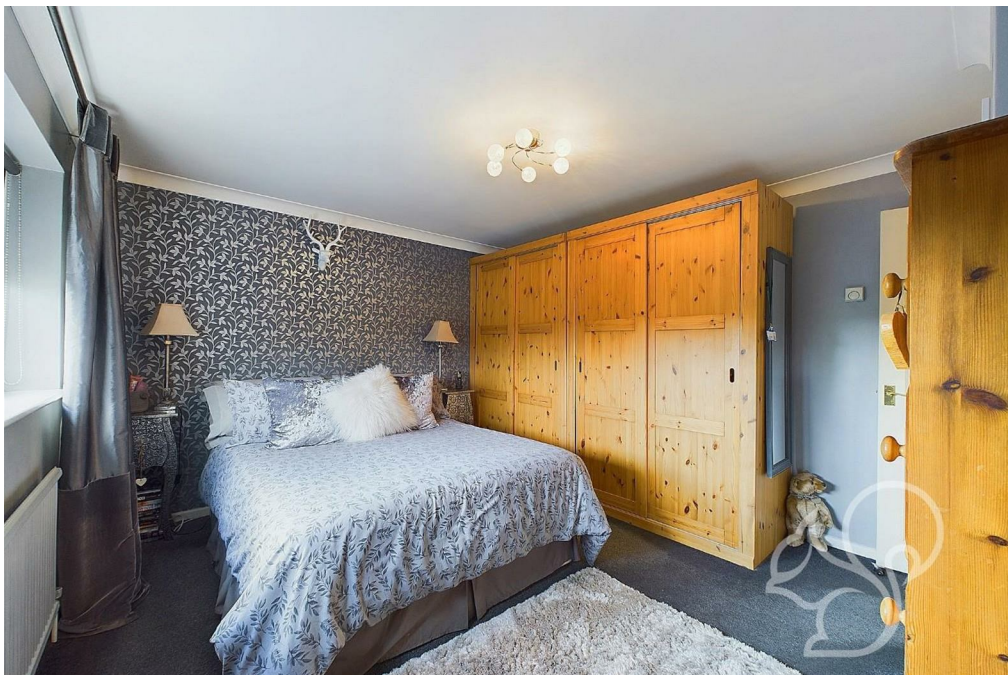
Externally, this home offers plenty of parking with an expansive driveway leading to a garage equipped with an up-and-over door. The rear garden is a particular highlight, featuring a patio area perfect for outdoor dining and entertaining. It also houses a heated swimming pool (approximately 24ft x 12ft), ideal for family enjoyment during the warmer months. Additional outbuildings include sheds and outhouses, one of which contains the swimming pool pump and heater, while others provide ample storage space.



































Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area<sup>(1)</sup>

138.75 m<sup>2</sup>  
1493.49 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

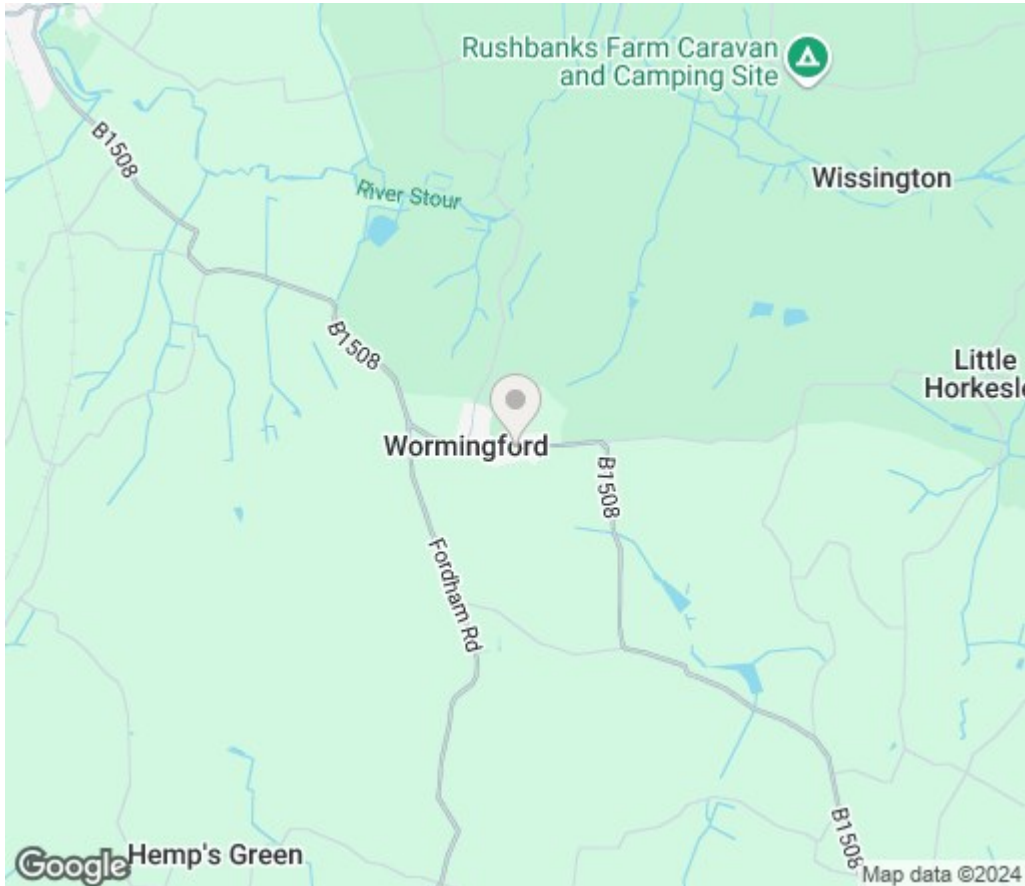
**GIRAFFE360**




Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
E



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	48	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.



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