

oakheart



£800,000

Guide Price

Halstead Road, Eight Ash Green



Guide Price: £800,000 - £850,000.

Apsley House is a beautifully appointed family residence set back from the road. It features an in-and-out driveway that provides convenient vehicular access along one side of the property, complemented by an integrated double garage and carport for ample parking. Recently extended and reconfigured by the current owners, this home is designed to accommodate spacious family living, particularly suited for multigenerational families.

Upon entering, you are greeted by a spacious hallway with a thoughtfully repositioned central staircase that allows easy access to both the family living area and the self-contained annexe. The front of the house features a study

and a breakfast room that seamlessly leads into a modern kitchen equipped with a central island. At the rear, a capacious living and dining room has been enhanced with bi-fold doors that open to an un-overlooked private terrace, perfect for entertaining or relaxing.

The main house comprises four double bedrooms, accessed via the central staircase leading to a generous landing. Here, you will find a family bath/shower room and a separate shower room, which could easily be converted into an en-suite for added convenience.

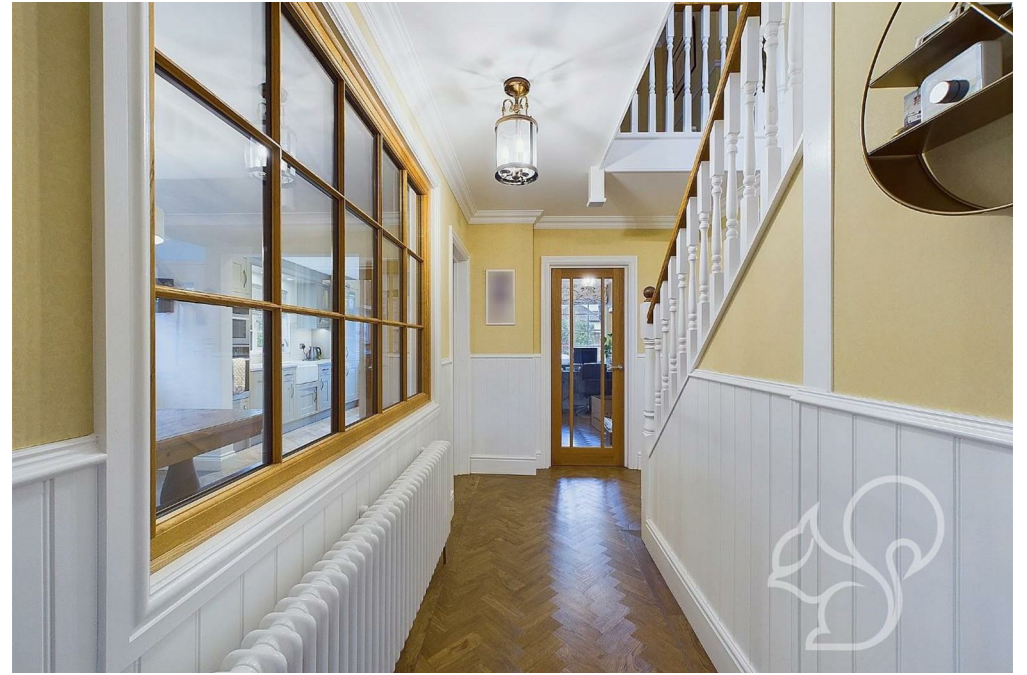
The hallway also provides access to the annexe accommodation, which includes an integrated garage/workshop, a downstairs cloakroom, and an

exceptionally convenient walk-in storage/boot room. The self-contained annexe has also been recently extended to include a garden/dining room in addition to a sitting room and separate kitchen. A staircase leads to the first floor where you'll find a spacious landing that accesses a large loft space, as well as a double bedroom and a large shower room.

Set within approximately a quarter of an acre of grounds, Apsley House boasts an attractive low-maintenance rear garden featuring a brick sun terrace and an all-year-round swim spa, ideal for hydrotherapy, swimming, and family fun.











Ground Floor



Floor 1

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Approximate total area[®]

298.62 m²

3214.31 ft²

Reduced headroom

14.47 m²

155.73 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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:
F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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