



Colchester Road, Wix

Burnt Ash Farm, Colchester Road, Wix, CO11 2PD

Nestled within the serene embrace of a quaint rural village, this stunning five-bedroom house presents an unparalleled opportunity for families seeking the fusion of rustic charm and modern living. Steeped in the tranquillity of its nearly 4-acre plot, the property is a gem of post-war architecture, tastefully extended to accommodate a contemporary lifestyle amidst the rustic bliss of the Essex countryside.

A capacious, dual-aspect sitting room, boasting a charming wood-burning stove set in an elegant fireplace, while patio doors flood the space with light and provide seamless access to the expansive outdoor patio. A cosy snug featuring another fireplace with a bay window, a formal dining room, and ample storage, including a sizeable utility/boot room, ensures that practicality and comfort are in no short supply.

Culinary exploits are inspired in the large, farmhouse-style kitchen, well-appointed with ample units and space for a range-style electric oven. The versatile "Penguin" wood-burning stove doubles as an oven, enhancing the rustic feel. Opening onto the verdant garden, it is ideal for both entertaining and everyday family life.

Upstairs, the first-floor landing reveals five generously proportioned bedrooms, with the principal suite offering built-in wardrobes and en-suite. A second en-suite bedroom and a family bathroom cater to the rest of the family with elegance and ease.

The splendid gardens are a tapestry of horticultural delights, ranging from a romantic rose garden to a practical kitchen garden and an orchard with a diverse array of fruit trees. A haven for wildlife, it is a true sanctuary for nature lovers.

Sustainability meets convenience with a solar array providing green energy to the home and grid, while a detached tandem double garage and extensive driveway ensure ample parking for vehicles, as well as a motorhome, caravan, or boat. This residence is more than just a home; it's a lifestyle waiting to be cherished.





- CHARMING RURAL SETTING
- PLOT APPROACHING 4 ACRES
- SUBSTANTIAL DETACHED FAMILY HOME
- TANDEM LENGTH DETACHED DOUBLE GARAGE
- FIVE BEDROOMS, TWO EN-SUITE
- THREE RECEPTION ROOMS
- BEAUTIFULLY MAINTAINED GARDENS
- VIEWING ESSENTIAL







LOCATION

Nestled in the gently rolling countryside of northeast Essex, the village of Wix is a peaceful and picturesque spot that offers a delightful blend of rural charm and historical character. Situated between the towns of Harwich and Manningtree, Wix is part of the Tendring district and boasts a close-knit community with a deep-rooted sense of place as well as offering easy access to local mainline stations within 5 miles linking to London within 55 minutes.

The village’s name, believed to be derived from the Old English word wic, meaning a farm or settlement, hints at its long history. Evidence of habitation in the area dates back centuries, and this heritage is reflected in the architecture and layout of the village. At its heart stands the 12th-century Church of St Mary, a Grade II* listed building with a distinctive round tower – a relatively rare feature in English churches.

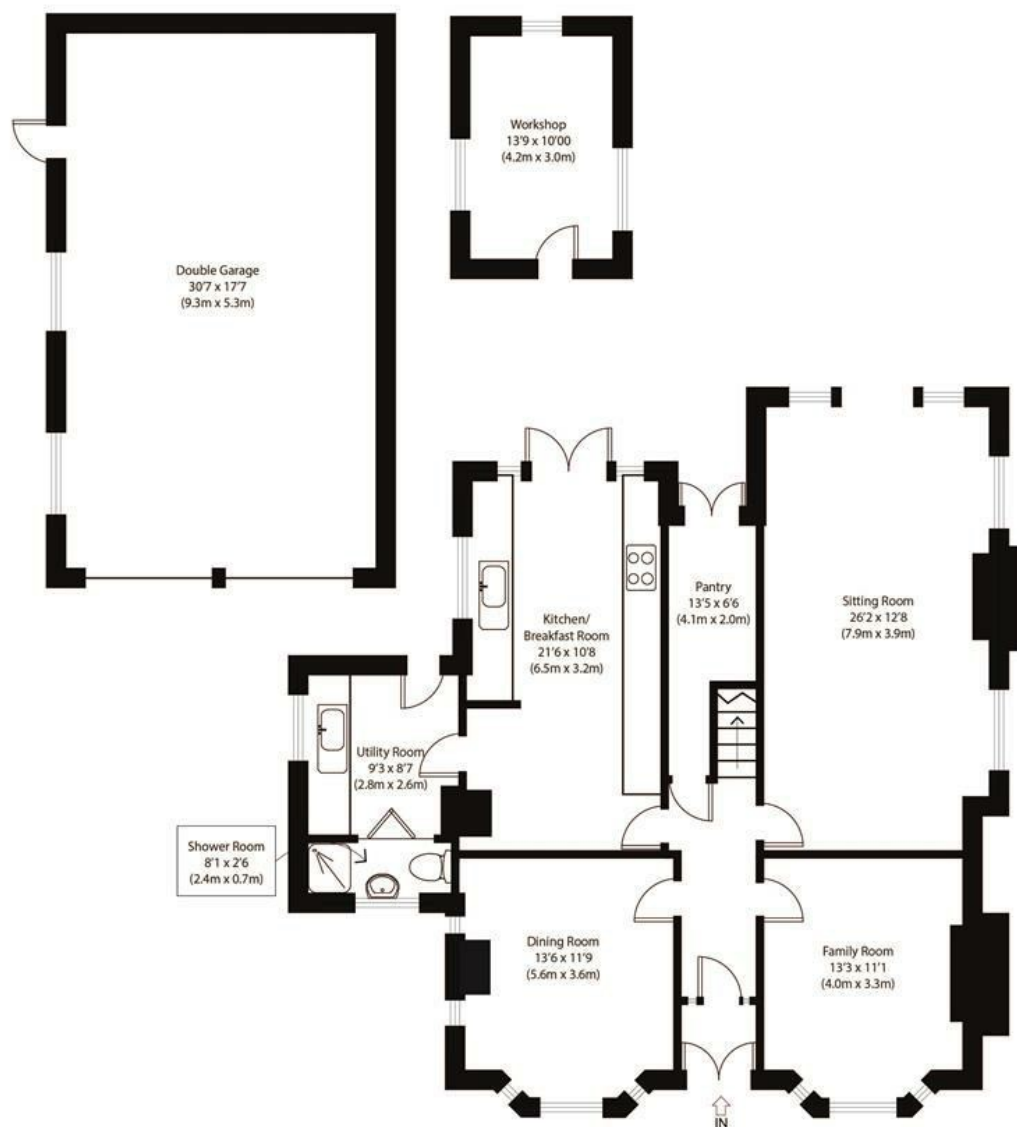
Wix retains a strong rural character, with surrounding farmland and open spaces contributing to its tranquil atmosphere. It’s an ideal setting for walkers and nature enthusiasts, with several footpaths and bridleways crisscrossing the countryside.

Despite its small size, the village has a welcoming community spirit. It offers amenities such as a local primary school, a village hall that hosts various events and clubs, and the popular pub, The Waggon at Wix, which serves as a social hub for residents and visitors alike.

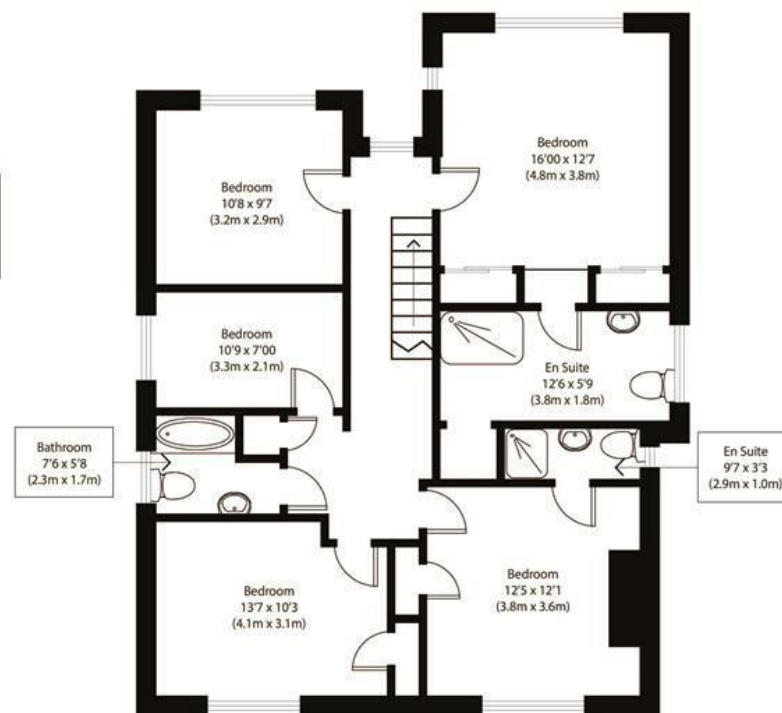
With its rich history, serene environment, and easy access to the wider Essex and Suffolk regions, Wix is a hidden gem for those seeking a slice of traditional English village life.

Agents Notes:
 Tenure - Freehold
 Council tax - Band D
 Services – Mains electric//Mains water/ Private Drainage/Solar Panels
 Heating -Oil
 Mobile - EE, Three, Vodaphone & O2 are likely
 Broadband - Ultrafast is available.





Ground Floor



First Floor

Approximate Gross Internal Area
Main House 2300 sq ft (214 sq m)
Outbuildings 685 sq ft (64 sq m)
Total 2985 sq ft (277 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



Location Map



Viewing

Please contact our Manningtree Office if you wish to arrange a viewing appointment for this property or require further information.

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Energy Performance Graph

