

oakheart

£525,000

Guide Price

Wigborough Road, Peldon



Guide Price £525,000 - £550,000

This charming three-bedroom detached cottage with a self-contained annexe is set on a generous plot in the sought-after village of Peldon, just a short distance from Colchester. Offering a blend of character and versatility, the property benefits from mature gardens, a large driveway with ample parking, a spacious workshop, and the potential to extend the cottage.

Inside, the main residence features a warm, welcoming interior with traditional cottage charm and modern touches. The ground floor includes a spacious living area, a well-appointed kitchen, and an understairs storage cupboard. The cosy lounge has a cast iron wood burner and leads to a light-filled dining room,

both with front and side windows. Upstairs, three bedrooms and a family bathroom all offer panoramic views of the surrounding countryside.

A standout feature is the annexe, ideal for extended family, guests, or rental income. Thoughtfully designed for independence and comfort, it includes a private entrance, open-plan lounge/dining room, fitted kitchen with hob, fridge and washing machine, bathroom with shower, and a double bedroom with patio doors to its own garden area overlooking Mersea.

The property is approached via a gravelled driveway. The large workshop adjacent to the house is perfect for hobbies, storage, or could be adapted for additional living space. The south-facing rear garden is a true highlight, with

mature shrubs, trees, two sheds, and a base ready for a greenhouse. A private side garden with established hedging offers additional space and privacy.

Peldon is a thriving village with a pub, restaurant, nursery, and park with a play area and gym equipment, making it ideal for families. A well-regarded primary school is located nearby in Abberton. The village also has a strong community spirit centred around the church and village hall, which hosts regular events throughout the year.









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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
D

Approximate total area¹⁾
101.4 m²
1089 ft²

(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.

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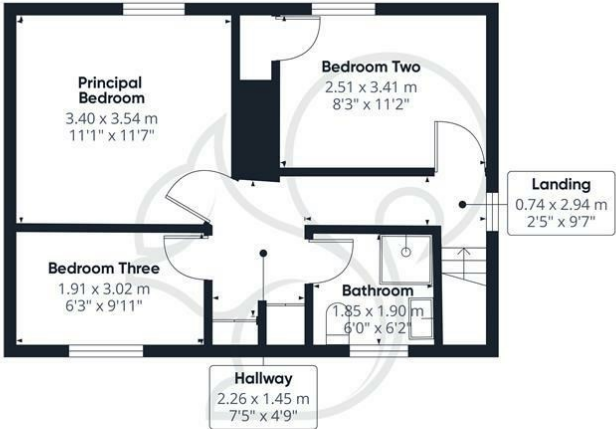
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	54	
(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.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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