

oakheart



£2,000,000

Asking Price
Church Road, Peldon

Wheatlands, is an exceptional five-bedroom, four-bathroom property set within approximately three acres (STS). This bespoke home is meticulously crafted with hand-made features throughout, including the roof beams, porch, fireplace, and staircase, giving it a unique and artisanal character. The property boasts bi-fold doors that span the entire rear, offering stunning views across the gardens to the beautiful countryside beyond.

The interior is defined by flowing open-plan spaces that seamlessly connect the dining areas, living space, and kitchen, creating a perfect environment for modern living and entertaining. Additionally, there is a separate lounge that offers a more intimate retreat. Throughout the property, oak herringbone flooring adds a touch of elegance and sophistication.

The principal bedroom is a true sanctuary, featuring an opulent ensuite bathroom with a luxurious roll-top brass bath and a walk-in, boutique-style wardrobe. Three further double bedrooms are situated on the first floor, along with another ensuite bathroom and a family bathroom, providing ample space and comfort. On the ground floor, there is a well-appointed bedroom with an ensuite, offering flexibility and convenience.

An additional highlight is the cart lodge, including an ensuite shower room and is currently generating income as an AirBnB, adding a unique investment opportunity to the property. The extensive block-paved driveway is secured by electric gates and provides access to a double garage with electric doors and a car charging point.

The rear gardens offer views across the fields, creating a tranquil outdoor space. Planning permission has been granted for three stables, a hay room, a tack room, and two barns, adding further potential for equestrian use or additional development.

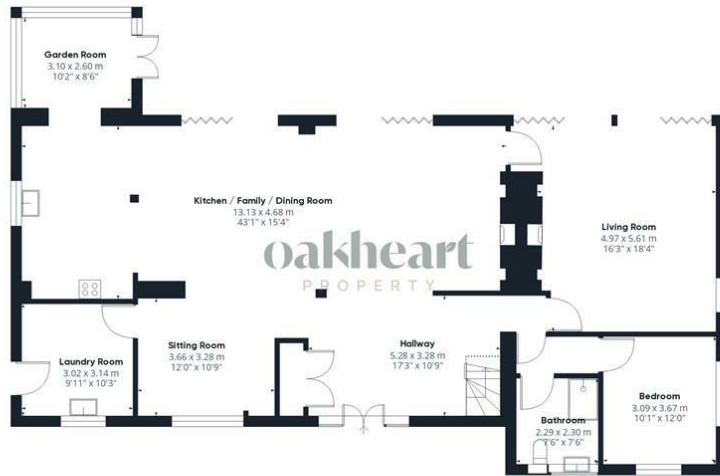
Wheatlands is a rare and beautifully crafted home that combines bespoke design with modern comforts, all set within an expansive plot that offers both luxury living and future potential.











Ground Floor



Floor 1

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Approximate total area⁹⁾

278.97 m²
3002.81 ft²

Reduced headroom

9.46 m²
101.83 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:
G

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	88
(69-80) C		
(55-68) D		
(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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