



Mill Lane, Birch, Colchester, CO2 0NH

welcome to

Mill Lane, Birch, Colchester

This stunning character home is situated in the popular village of Birch and benefits from beautiful surrounding countryside. The property offers extensive living accommodation, five/six bedrooms, ample parking, large garden with swimming pool and attractive summer house.



Early viewing is strongly advised of this stunning detached home situated in a popular village location and offering a plethora of character features such as exposed brickwork, beams and fireplaces.

Ground floor accommodation comprises entrance hall, cloakroom, four reception rooms, kitchen, utility room and bedroom with en suite shower room. The first floor offers master bedroom with en suite bathroom, three further bedrooms and a four piece family bathroom.

Externally there is off street parking for several cars and large lawned gardens with swimming pool, as well as attractive summer house.

Entrance Door To:

Entrance Hall

Stairs to first floor, feature beams and brickwork, tiled floor, radiator, wooden doors to:

Cloakroom

Low level w.c., vanity wash hand basin, small double glazed window to front.

Kitchen

12' 4" max x 11' 1" max (3.76m max x 3.38m max)
Range of base and eye level units, roll edge work surfaces, inset butler sink and drainer unit, space and recess for range style cooker with tiled splashback and feature brick surround, inset hob with with splashback and extractor over, space for further appliances, tiled floor, exposed beams and brickwork, door to:

Utility Room

11' 8" max x 7' 9" (3.56m max x 2.36m)
Double glazed windows to rear and side, double glazed door to rear, work surfaces, tiled floor, space for appliances, exposed beams.

Living Room

18' 3" x 10' 3" (5.56m x 3.12m)
Double glazed windows and doors to rear, double glazed window to front, tiled floor, exposed beams, feature brick open fireplace, radiator, door to Bedroom 2.

Breakfast Room

13' 6" x 10' 5" (4.11m x 3.17m)
Double glazed doors to rear, double glazed window to side, , tiled floor, exposed beams, radiator.

Dining Room

12' 9" x 10' 4" (3.89m x 3.15m)
Double glazed window to side, carpet, radiator.

Study

9' 7" x 8' 1" (2.92m x 2.46m)
Double glazed window to side, laminate flooring, radiator, feature beams and brickwork.

Bedroom Two

17' 9" max x 9' 3" max (5.41m max x 2.82m max)
Double glazed window to front and patio doors to front, tiled floor, radiator.

En Suite

Corner shower cubicle, low level w.c., wash hand basin, radiator.

First Floor Accommodation

Landing

Doors to:

Bedroom One

18' 2" x 10' 1" (5.54m x 3.07m)
Upvc double glazed windows to side and front, exposed beams, carpet, radiator, door to:

En Suite

Laminate flooring, bath with Victorian taps, low level w.c., wash hand basin, exposed beams, radiator.

Bedroom Three

18' 1" max x 10' 7" max (5.51m max x 3.23m max)
Double glazed window to rear, double glazed window to side, radiator, carpet, feature beams and brickwork.

Bedroom Four

14' 7" max x 8' 5" max (4.45m max x 2.57m max)
Two double glazed windows to front, wooden flooring, radiator.

Bedroom Five

14' 7" x 8' 4" (4.45m x 2.54m)
Double glazed windows to front and side, wooden flooring, radiator.

Family Bathroom

Free standing bath, low level w.c., wash hand basin, corner shower cubicle, wooden flooring, velux window, radiator.

The Barn

Lounge / Diner

26' 5" x 12' 6" (8.05m x 3.81m)
Double glazed window and double glazed patio doors, tiled floor, feature log burner with brick mantelpiece, feature brickwork and beams.

Kitchen

7' 5" x 5' 3" (2.26m x 1.60m)
Double glazed window, tiled floor, space for appliances, sink and drainer unit.

Shower Room

Corner shower cubicle, low level w.c., wash hand basin, radiator.

Outside

Gateway gives access to the property with parking for several cars.

There are large lawned grounds with mature trees and hedges. There is a shed housing electrics and swimming pool maintenance.



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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Mill Lane, Birch, Colchester

- Detached Property With Character Features
- Three/Four Reception Rooms
- Kitchen & Utility Room
- Cloakroom, 2 En Suite & Bathroom
- Five/Six Bedrooms
- Ample Parking & Large Rear Garden
- Summer House & Swimming Pool
- Popular Village Location

Tenure: Freehold EPC Rating: E

offers in excess of

£900,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS119799 - 0004

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