



**The Old Rectory
West Bergholt, Essex**

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The Old Rectory, 20 New Church Road, West Bergholt, Colchester, Essex, CO6 3JF

West Bergholt is a highly-regarded village on the north-western fringe of the City of Colchester, well known for its numerous playing fields and green open spaces surrounded by woodland. There is a popular primary school, post office, doctors' surgery, convenience stores, public houses and parish church. Colchester is about 3 miles distant and offers a comprehensive range of amenities, link road to the A12 and mainline commuter link to London Liverpool Street station.

A four bedroom (three en-suite) detached, unlisted former Rectory, understood to date from the 1920s and enjoying a particularly well-appointed position, centrally set within its grounds and located on New Church Road within the highly regarded North Essex village of West Bergholt. Offering an accommodation schedule of approximately 2,000 sq ft arranged over two floors, the property is arranged via three ground floor reception rooms. Having benefited from a comprehensive programme of extension, adaption and enhancement by the current owners, the Old Rectory enjoys unlisted status and retains notable features including heritage grade, timber framed closed casement, double glazed windows, picture rails, a pitched roof line in the study with Velux skylights, double doors opening to the rear gardens and brick fireplace with an inset, wood burning stove. Ideally suited as a family home lying within walking distance access of the village primary school. In addition, convenient access to a range of both state and independent schooling, whilst a short walk from the village doctor's surgery and range of local communities within this thriving North Essex Parish. West Bergholt occupies the premier location on the northern fringe of Colchester, providing convenient access or providing easy access to Colchester North Station and the A12 trunk road. Further benefits to the property include ample private parking for approximately ten vehicles via a shingle driveway and enjoying private, well screened south west facing rear gardens with established border planting and complete privacy.

A four bedroom (three en-suite) detached former rectory understood to date from the 1920s, located within the highly regarded North Essex village of West Bergholt. Offering an accommodation schedule in of approximately 2,000 sq ft arranged by three ground floor reception rooms and further benefiting from ample private parking and south west facing gardens.

A frosted glass timber door with panel glazed screen opening to:

ENTRANCE HALL: (4.93m x 2.39m) With stripped timber flooring, staircase rising to first floor and door to useful under stair storage. Panelled door to:

SITTING ROOM: (6.07m x 3.34m) Afforded a wealth of natural light with two sets of timber framed, panelled double glazed doors opening to the rear gardens with an archway recess with useful fitted shelving and

brick fireplace with pine surround the inset wood burning stove. Panel glazed double doors opening to:

OFFICE: (5.54m x 1.94m) A versatile room linking the two principal reception rooms and set beneath a pitched roof line with velux windows, archway window to front and panel glazed double doors to rear opening to the gardens. Stripped wood effect flooring and panel glazed double doors to:

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DINING ROOM: (4.53m x 3.33m) A formal dining room with a timber framed, heritage grade double glazed casement windows to front, picture rail and further panelled door opening to:

BREAKFAST ROOM: (3.94m x 3.33m) Enjoying a direct open link with the Rayburn kitchen with notable features including a centrally positioned Victorian style fireplace with surround and mantle over, picture rail and a corner storage recess with open fronted fitted shelving. Timber framed, heritage grade double doors with double glazed panelling to rear, tiled flooring with underfloor heating and opening to:

KITCHEN: (3.94m x 3.40m) Fitted with a matching range of base and part glass fronted wall units with granite preparation surfaces over and tiling above. A gas fired Rayburn with two ovens is set within a recess in addition to a single sink unit with vegetable drainer to side, mixer tap above and timber framed, closed casement window to side. Space for an American style fridge/freezer with further fitted appliances, including a Bosch dishwasher. Open fronted wine store, tiled flooring with underfloor heating and door to:

UTILITY ROOM: (3.11m x 1.24m) Fitted with a matching range of wood effect base and wall units with preparation surfaces over and tiling above. Inset Belfast sink unit with mixer tap above, space and plumbing for washing machine and dryer and also housing gas fired boiler. Closed casement window to side and panel glazed UPVC clad security door opening outside.

CLOAKROOM: (1.96m x 1.50m) (Accessed via entrance hall) fitted with ceramic WC, pedestal wash hand basin directly above, and frosted glass closed casement window to front. Stripped wood effect flooring throughout.

First floor

LANDING: With hatch to loft. Door to linen cupboard with useful shelving and further panelled door to:

BEDROOM 1: (3.89m x 3.78m) With timber framed casement window range to front. A generously proportioned principal bedroom suite with picture rail and panelled door to:

EN-SUITE SHOWER ROOM: (3.38m x 2.79m) Principally tiled and fitted with ceramic WC, twin wash hand basin set within a substantial fitted unit with base level storage. Bidet and bath with shower attachment over and fully tiled, separately screened shower with shower attachment.

BEDROOM 2: (4.89m x 3.33m) A particularly attractive room with two sets of casement windows affording a south westerly aspect across the rear gardens. Picture rail, fireplace and door to recessed store room. Sliding door to:

EN-SUITE SHOWER ROOM: (1.90m x 0.90m) Fully tiled and fitted with pedestal wash hand basin and fully tiled, separately screened shower with shower attachment. Frosted glass casement window to side.

BEDROOM 3: (3.87m x 3.34m) With closed casement window range to rear affording a southerly aspect, door to store and with useful fitted shelving and fireplace.

DRESSING ROOM: (2.36m x 1.98m) Enjoying a direct, interlinking aspect with bedroom 3 complete with a range of fitted wardrobes and closed casement window range to rear affording a south westerly aspect across the gardens.

EN-SUITE BATHROOM: (2.80m x 1.29m) (Accessed via Dressing Room) Fully tiled and fitted with a ceramic WC, pedestal wash hand

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basin, fully tiled separately screened, shower unit and wall mounted heated towel radiator.

BEDROOM 4: (3.18m x 1.77m) With closed casement windows to front, stripped wood effect flooring and doors to fitted wardrobe with attached hanging rail and cupboard with fitted shelving.

FAMILY BATHROOM: (2.05m x 1.67m) Principally tiled and fitted with ceramic WC, pedestal wash hand basin and bath with tiling and separate shower attachment.

Outside

The property is situated on New Church Road and approached via a shingle driveway with hedge line borders and providing front and private parking for approximately ten vehicles with access to a fitted EV charger.

The rear gardens are via a south westerly facing terrace beneath a covered rear porch providing sufficient garden shade with an expanse of lawn beyond, fence line borders to side and dense border planting with a range of perennial, evergreen planting. Further benefiting from a range of mature trees and useful external stores.

AGENTS NOTE: The property is understood from the sellers to have been rewired in 2022.

SERVICES: Mains water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: D. A copy of the energy performance certificate is available on request.

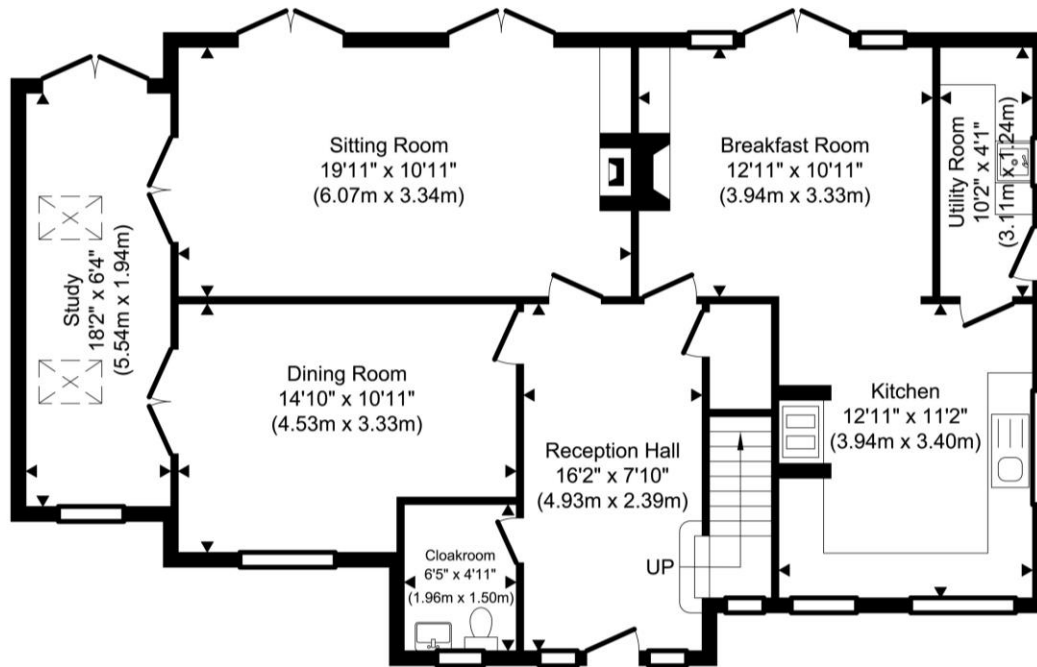
LOCAL AUTHORITY: Colchester City Council, Rowan House 33 Sheepen Road, Colchester CO3 3WG (01206 282222). **BAND:** G.

WHAT 3 WORDS: ///icons.tell.bind

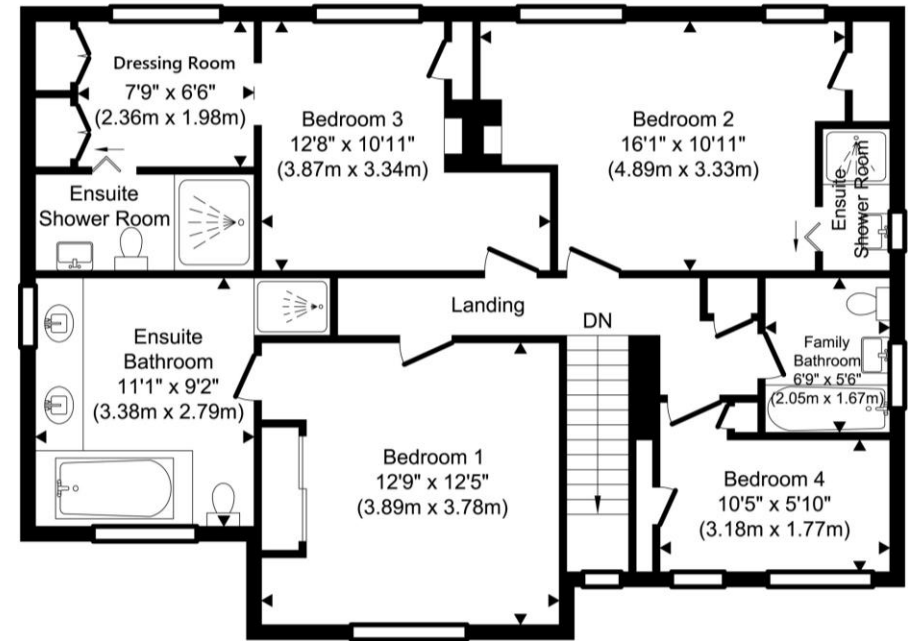
VIEWING: Strictly by prior appointment only through DAVID BURR.



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Ground Floor



First Floor

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