



The Old Rectory
Chappel, Essex

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The Old Rectory, Colchester Road, Chappel, Colchester, Essex, CO6 2AE

Chappel is conveniently located, approximately 7 miles northwest of Colchester. The village benefits from a primary school, shop, post office, village hall, public house, mobile library, three places of worship, a cricket club, the Millennium Green, a large playground and the East Anglian Railway Museum, all within walking distance. There is a regular bus route that runs through the village and Chappel and Wakes Colne Station is a 10-minute walk away, which links to the main route between Colchester to London Liverpool Street Station (45 minutes). Chappel itself is best known for its brick viaduct, which forms a striking approach to the village. The village is surrounded by undulating picturesque countryside with good walking and riding opportunities. The A12 is easily accessed to the south (3 miles).

A six bedroom (two en-suite), detached, unlisted, former rectory, enjoying an edge of village location within the highly regarded North Essex village of Chappel. Offering an internal accommodation schedule in excess of 3,000 sq ft, arranged with four ground floor reception rooms, having benefited from a comprehensive program of extension and enhancement by the current owners. The Old Rectory was built in 1871 in a late Victorian style with red brickwork and is of impressive proportions throughout with notable retained features, including timber framed, double glazed sash windows, brick fireplaces complete with inset wood burning stoves, original doors and architraves, engineered oak flooring, dado rails and a shaker style fitted kitchen. The property further benefits from a garage with electric roller door, a detached double garage, carriage driveway and extensive, well-screened grounds with a total plot size of approximately 1.8 acres.

A six bedroom (two en-suite) detached, unlisted, former rectory, enjoying an edge of village location within the well-regarded North Essex parish of Chappel. Arranged with four ground floor reception rooms and an internal accommodation schedule in excess of 3,000 sq ft. A single garage, a detached double garage and with a total plot size of approximately 1.8 acres.

Panel timber entrance door opening to:

ENTRANCE HALL: With deep skirting, 9-ft ceiling height and engineered oak flooring. Panel door to:

LIVING ROOM: (6.19m x 4.25m) Having benefited from a triple aspect side extension with a vaulted ceiling, afforded a wealth of natural light from the south-facing elevation and characterised by further three window range of timber framed, sash windows to the front elevation and a brick fireplace with slate-tiled hearth, pine surround, mantle over and inset wood burning stove. Recessed archway bookshelf and attractive aspect across the established, well screened gardens.

STUDY: (4.55m x 3.93m) A versatile room previously utilised as a dining room and currently utilised as a generously proportioned office/study with dado rail, 9 ft ceiling heights and central brick fireplace with hearth, wooden surround and mantle over.

KITCHEN: (3.52m x 3.43m) Complete with an extensive range of shaker style, wooden fronted base and part glass fronted wall units with preparation surfaces over. Ceramic sink unit with vegetable drainer to side, mixer tap over and sash window range to side. The focal point of the room is a two-door Esprit oven with five ring hob over and extraction above. Peninsular unit with breakfast bar overhang, space and plumbing

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for dishwasher and tiled flooring throughout. The kitchen units are complete with a matching range of soft close cutlery drawers, shelving units, deep fill pan drawers and with space for a dishwasher. Original opening to storeroom housing American style fridge/freezer with oak preparation surfaces and window to side.

SITTING ROOM: (6.81m x 3.83m) Enjoying a central position within the accommodation schedule with staircase off, engineered oak flooring, brick fireplace with inset wood burning stove on a terracotta tiled hearth and opening to:

MORNING ROOM: (3.94m x 3.56m) Enjoying a south easterly aspect with a timber framed, double glazed sash windows to side, further double doors to side and rear, engineered oak flooring. Affording an attractive aspect across grounds and with door to:

CONSERVATORY: (7.51m x 3.06m) Set on a brick base with a glazed surround on two sides beneath a pitched roof line with tiled flooring throughout, double doors opening to the side terrace and two sets of double doors to:

FAMILY/DINING ROOM: (7.51m x 5.22m) With roof lantern, double doors to side, window range to rear, engineered oak flooring and a range of LED spotlights. An outstanding reception space with a full wall of base level storage units with preparation surfaces over, door to a full height store room and further elevated, recessed storage space.

UTILITY ROOM: (3.60m x 3.07m) Fitted with a matching range of shaker style units with a ceramic butler sink and mixer tap above. Space and plumbing for washing machine and tumble dryer, double doors to a store room with a useful open fronted storage space, further Double doors to cloaks storage.

CLOAKROOM: Fitted with ceramic WC and wash hand basin.

REAR LOBBY: (1.62m x 1.39m) With exposed brick flooring, pine doors to useful recessed storage space with open fronted shelving and panel glazed door opening outside.

First Floor

LANDING: (4.07m x 3.60m) An outstanding central landing set beneath a vaulted ceiling with velux windows to rear and step down to inner hall with hatch to loft and panel door to:

BEDROOM 1: (5.02m x 2.81m) The principal bedroom suite is afforded a dual aspect with sash windows to side and rear for an aspect across the rear gardens. Door to:

EN-SUITE SHOWER ROOM: (2.11m x 2.04m) Fitted with ceramic WC, Savoy wash hand basin set within a base level unit and fully tiled, separately screened shower with both mounted and handheld shower attachment.

BEDROOM 2: (4.22m x 3.76m) With sash window to front affording far reaching views across rolling farmland and meadowland beyond. Corner wash hand basin.

BEDROOM 3: (3.93m x 3.46m) With sash windows to front affording far-reaching views across rolling farmland and meadowland.

BEDROOM 4: (3.60m x 3.32m) With sash windows to side, Victorian style fireplace, a corner wash hand basin and stripped wood effect flooring.

BEDROOM 5: (3.11m x 3.05m) With sash window to side.

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BEDROOM 6: (2.98m x 3.82m) With a casement window to front, hatch to loft, door to:

EN-SUITE CLOAKROOM: (1.91m x 0.92m) Fitted with ceramic WC and wash hand basin within a fitted base unit.

FAMILY BATHROOM: (3.62m x 2.83m) Fitted with ceramic WC, two wash hand basins set within an oak topped unit, neutral stone tiling, Victorian fireplace and fully tiled, separately screened, shower unit with both mounted and handheld shower attachments. Part frosted glass sash window to side.

Outside

The property is approached via a partly brick paved driveway rising to a shingled area of parking providing space for approximately 6-8 vehicles. The parking area continues to a:

DOUBLE GARGE: (4.94m x 4.88m)

Set beyond the parking area is a:

ATTACHED GARAGE: (5.05m x 2.78m) With electric roller door to front, light and power connected.

The gardens are principally set to the side and rear with terraces ideally placed for the south easterly side/rear aspect. A continuous expanse of lawn is set between the southerly elevation and a secondary vehicular access with the gardens rising on a gradient incorporating border planting, both hedging and mature trees, partition hedge lines and gated access to a further area of lawn which was previously utilised as a tennis court. With exceptionally mature cherry blossom trees, further conifers, timber-framed external stores and a final section of lawn with wooded area beyond, the grounds provide a rarely-available opportunity for complete privacy and

seclusion with scope for further planting and landscaping if so required, in all about 1.8 acres.

SERVICES: Main water, drainage and electricity connected. Oil fired heating to radiators. NOTE: None of these services have been tested by the agent.

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

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

WHAT 3 WORDS: [///walls.glory.skirting](http://walls.glory.skirting)

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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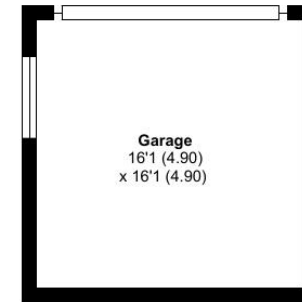
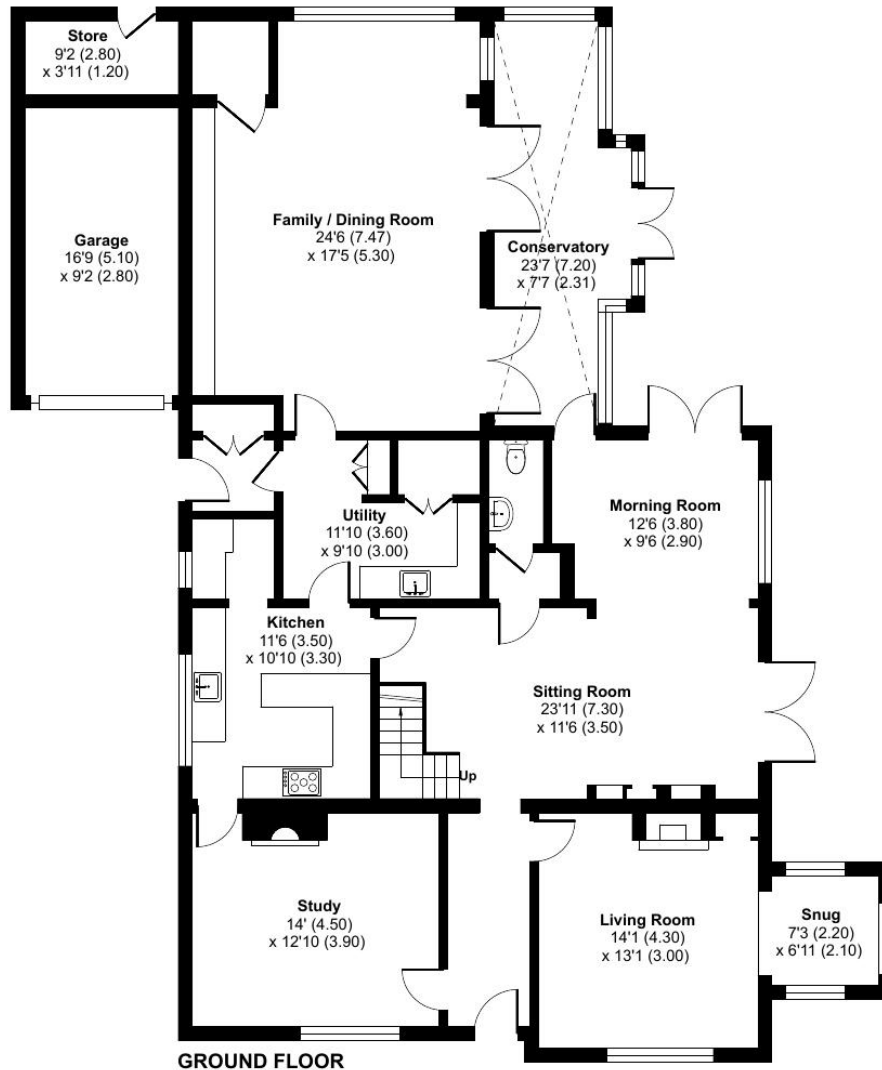
Approximate Internal Area = 3066 sq ft / 284.8 sq m (excludes carport)

Garage = 158 sq ft / 14.6 sq m

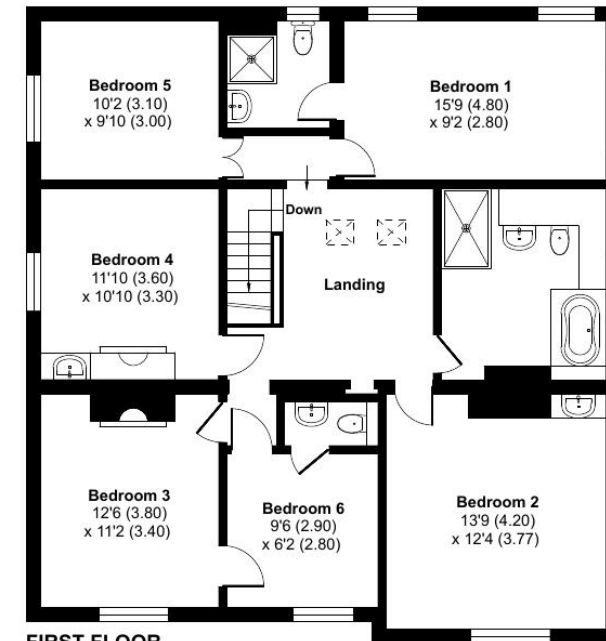
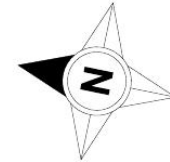
Outbuilding = 40 sq ft / 3.7 sq m

Total = 3264 sq ft / 303.1 sq m

For identification only - Not to scale



GARAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for David Burr Ltd. REF: 1284636



