



DAVID
BURR

ABBOTS MANOR,
CHAPPEL, ESSEX



Marks Tey Station 4 miles, train journey time to London Liverpool Street from 52 minutes. A12 4 miles, Chappel Branch line station 0.8 miles. Stansted Airport approximately a 40-minute drive.

- A detached Victorian residence with period charm and character throughout
- Detached converted barn for use as an annexe, rental or potential holiday let
- Spacious four-bedroom accommodation (including en-suite principal suite)
- Ample off-road parking and garage facilities
- Set within 1.15 acres of mature, established and private gardens
- Located in the heart of the desirable village of Chappel
- Elevated corner plot position on one of Chappel's most sought-after roads
- Easy access to Colchester and nearby villages for schooling and shopping
- Elegant reception rooms including dual-aspect sitting room with electric cast iron stove.
- Close to mainline rail services to London – ideal for commuters
- AGA kitchen with adjoining utility room and separate garden room
- Opportunity to modernise and personalise a unique and rarely available home
- Large wine cellar to main house

ABBOTS MANOR

Chappel, Essex

Abbots Manor is a distinguished four-bedroom detached Victorian home set in a 1.15-acre plot in the desirable village of Chappel, offering spacious living, elegant period features, and a detached converted barn for use as either an annexe, rental or potential holiday let. Ideally located on a prominent corner plot, it provides a rare opportunity to enjoy a peaceful village lifestyle with easy access to Colchester, excellent transport links, and scope for further enhancement.



SITUATION

Chappel is a quintessential English village, steeped in history and set amid the rolling countryside of North Essex. Well-known for its iconic viaduct and charming rural setting, the village offers a perfect balance of peaceful country life with convenient access to key transport routes and amenities. Residents enjoy a welcoming community, regular local events, and access to footpaths and bridleways for outdoor pursuits.

Ideally situated just a short drive from the historic town of Colchester, Abbots Manor benefits from proximity to excellent schools, shopping facilities, restaurants, and mainline railway stations offering direct links to London Liverpool Street. The village itself features a local pub, post office, and a well-supported community centre, making this an ideal location for families, professionals, and those seeking a countryside lifestyle without compromising on connectivity.

DESCRIPTION

Abbots Manor is an impressive and enviably located four-bedroom detached Victorian residence, situated on an elevated corner plot on the highly regarded Spring Gardens Road, in the picturesque and much sought-after village of Chappel. Displaying classic period charm and architectural elegance, this handsome home enjoys approximately 2,100 sq ft of living accommodation arranged over two spacious floors and sits within beautifully established gardens and grounds extending to around 1.15 acres.

The property is entered via a striking gothic-style arched doorway leading into a welcoming entrance hall. To the front is a formal dining room with original sash windows, a study, and a direct flow through to a stunning dual-aspect sitting room. This elegant reception space centres around a cast iron electric stove set within a feature fireplace, providing a warm and inviting setting. The ground floor also includes an AGA kitchen with fitted units, a utility room, and a bright garden room overlooking the private and mature gardens. Upstairs, four generously sized bedrooms include a principal suite

with en-suite shower room and a well-appointed family bathroom.

Set within the grounds is a detached converted barn enjoying approximately 750 sq ft of living accommodation and providing excellent scope for use as an independent dwelling, rental accommodation, or holiday let (subject to necessary consents). It currently offers a central living/kitchen area, a double bedroom, bathroom, and mezzanine level. Additional benefits include garaging, ample off-road parking.

IMPORTANT AGENTS NOTE:

The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

LOCAL AUTHORITY: Colchester City Council
Rowan House, 33 Sheepen Road, Colchester, Essex,
CO3 3WG (01206 282300) **Band:** G

POSTCODE: CO6 2DN

VIEWING: Strictly by prior appointment only through DAVID BURR.

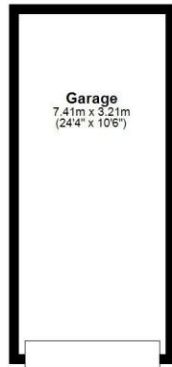
SERVICES: Mains water, drainage and electricity are connected. Oil fired heating with AGA. **NOTE:** None of these services have been tested by the agent.

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

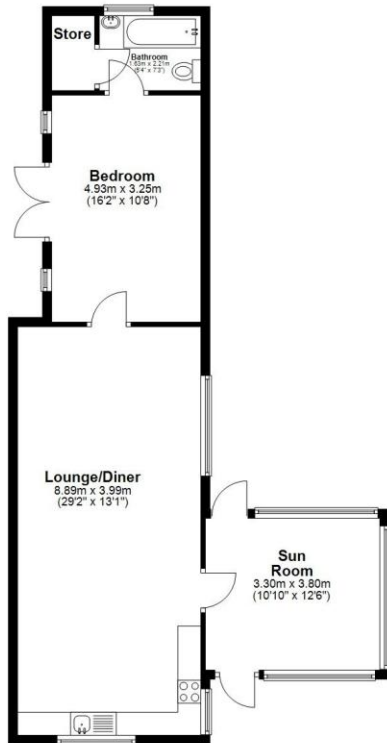


Converted Barn
Approx. 70.3 sq. metres (756.8 sq. feet)

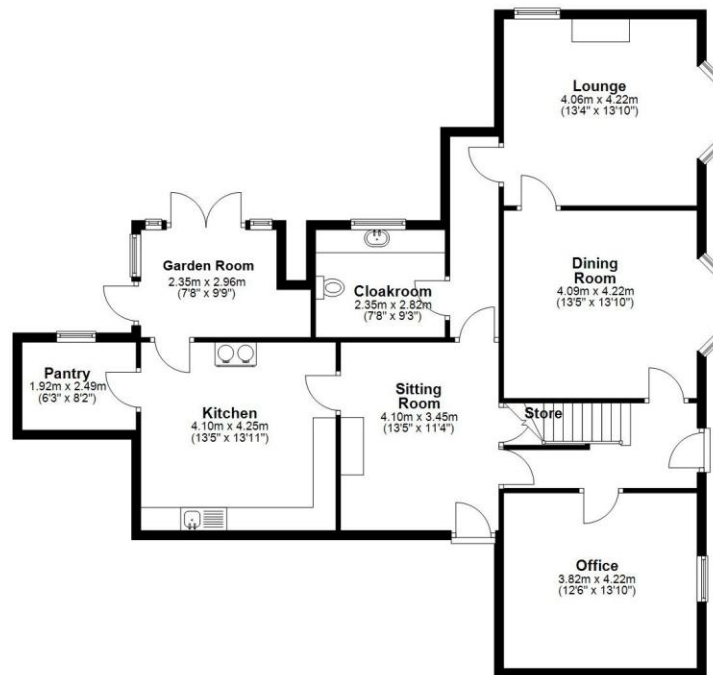
Outbuilding
Approx. 23.8 sq. metres (255.9 sq. feet)



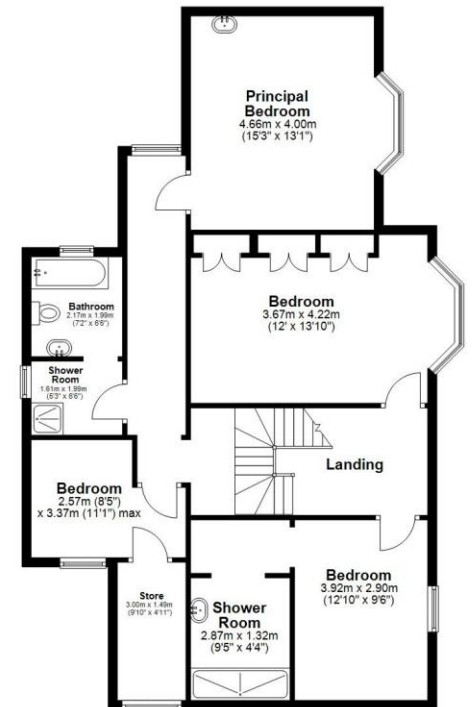
Outbuilding
Approx. 19.7 sq. metres (212.1 sq. feet)



Ground Floor
Approx. 118.0 sq. metres (1270.2 sq. feet)



First Floor
Approx. 102.7 sq. metres (1105.2 sq. feet)



Total area: approx. 334.5 sq. metres (3600.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Spring Gardens Road







Offices at:

Leavenheath 01206 263007 - Long Melford 01787 883144 - Clare 01787 277811 -Castle Hedingham 01787 463404-Woolpit 01359 245245 - Newmarket 01638 669035 - Bury St Edmunds 01284 725525 - London 020 78390888