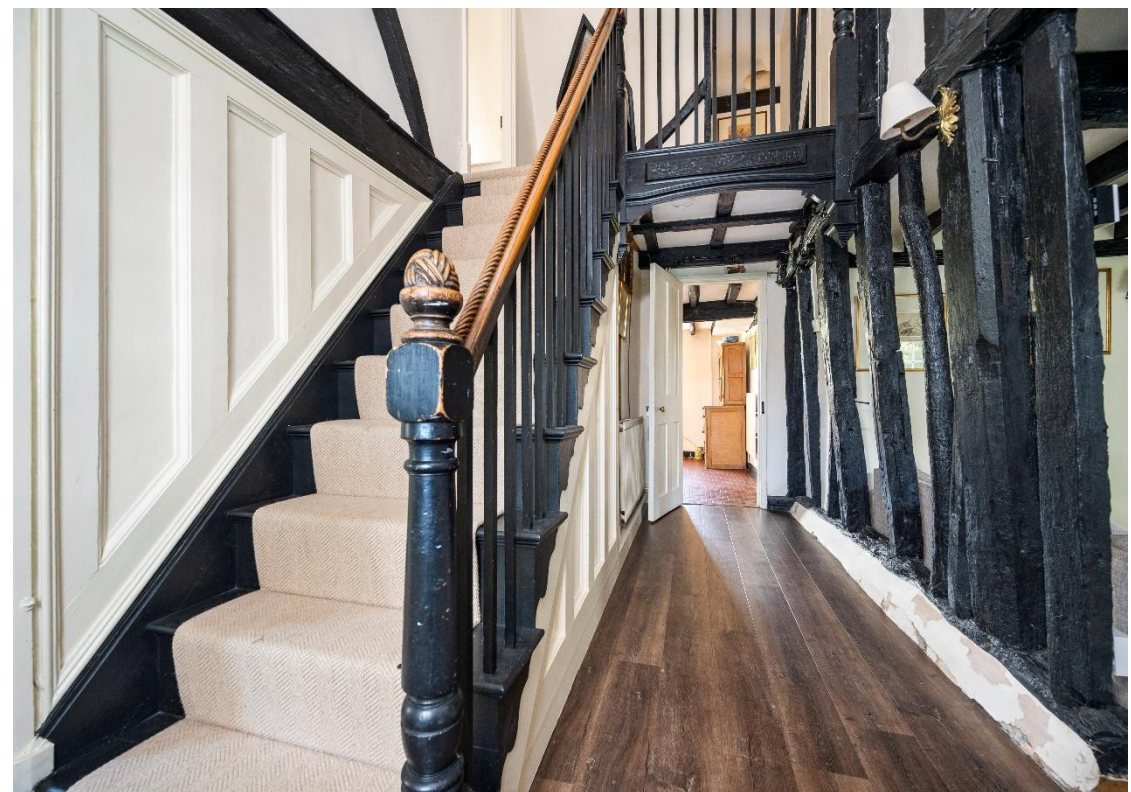




**Thornfleet, Church Road,
Fingringhoe, Essex**

**DAVID
BURR**





Thornfleet, Church Road, Fingringhoe, Colchester, Essex CO5 7BL

Fingringhoe is one of the area's most sought after villages with the centre of the village being classified as a conservation area featuring a traditional village pond and red telephone box surrounded by undulating countryside. A prominent feature in the centre of the village is St. Andrew's Church which dates back to the 12th century. Local amenities include a nature reserve, primary school, village hall, pub and post office. The town of Colchester with its main line rail link to London's Liverpool Street station is 5 miles distant with a full range of further amenities.

This detached unlisted period property originally constructed in the 15th Century with later more modern extensions, having retained a wealth of characterful features to include exposed beams and open fireplaces situated on a quiet road within this popular village location. The property comprises four bedrooms, a part galleried landing, generous reception rooms with ground floor shower room, thereby creating an opportunity for multi-generational living. Generous front and rear gardens, garage and off-road parking.

A detached unlisted four bedroom period property with plentiful character features situated in a popular village location and further benefitting from generous reception rooms, front and rear gardens, garaging and off-road parking for multiple vehicles.

Entrance into:

ENTRANCE HALL with a range of exposed beams and timbers, wooden flooring and an ornate oak carved staircase leading to the first floor with storage cupboard under. Rooms off to:

SITTING ROOM With an outlook to the front aspect, red brick fireplace with oak mantle over, exposed beams and timbers.

KITCHEN/DINING ROOM comprising a range of base units under worktop, with pantry cupboards providing plentiful storage, exposed beams and timbers. Integrated appliances include a gas Aga cooker, eye-level double oven, fridge, freezer and dishwasher, space for dining table and chairs. Brick tiled flooring and window to the rear aspect. Stable door out to the garden.

REAR HALL a bright rear reception hall with exposed beams, inglenook fireplace, brick flooring, outlook to the rear and door opening to the garden.

DRAWING ROOM a further reception room with outlook to the front aspect, red brick fireplace with oak bressummer over, wood burning stove set upon a quarry tiled hearth, exposed beams and timbers.

STUDY with exposed beams, windows to the front and side aspect and door opening into the Shower Room.

SHOWER ROOM recently renovated and comprising tiled shower cubicle, vanity sink unit, WC and heated towel rail. Tiled flooring.

First Floor

LANDING A galleried landing with ornate carved oak staircase and finials, range of exposed beams and timbers. Doors to:

BEDROOM 1 A bright and spacious double bedroom with a range fitted cupboards and drawers, with window views overlooking the front aspect and Roman river beyond.

BEDROOM 2 A further double bedroom with bay window overlooking to the front aspect and Roman river beyond.

BEDROOM 3 With fitted cupboard space and windows to the side and rear aspect and countryside views beyond. Steps lead up to a further mezzanine area.

Thornfleet, Church Road, Fingringhoe, Colchester, Essex CO5 7BL

BEDROOM 4: A characterful room with bespoke furniture, providing picture views to the rear aspect and countryside views beyond.

FAMILY BATHROOM recently renovated, comprising a panelled bath, pedestal sink unit and WC. Partly tiled walls and flooring.

Outside

The property sits centrally within its plot with its boundaries hedged on all sides. The property itself is approached via an entrance gate with a pathway leading to the entrance door. The front gardens are mainly laid to lawn with flower beds, interspersed with mature shrubs and trees. To the side of the property is a gravelled access track, leading onto an area of parking for multiple vehicles. **GARAGE** with tandem parking area for multiple vehicles. To the rear, the property enjoys a terraced seating area, ideal for Alfresco entertaining. The gardens are mainly laid to lawn, interspersed with mature shrubs and fruit trees.

SERVICES: Mains drains, electricity and gas-fired heating. **NOTE:** None of the services have been tested by the agent.

LOCAL AUTHORITY: Colchester City Council. Council Tax Band: E. £2,679.21 per annum.

EPC RATING: TBC.

TENURE: Freehold.

CONSTRUCTION TYPE: Woodframe.

SUBSIDENCE HISTORY: None known.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

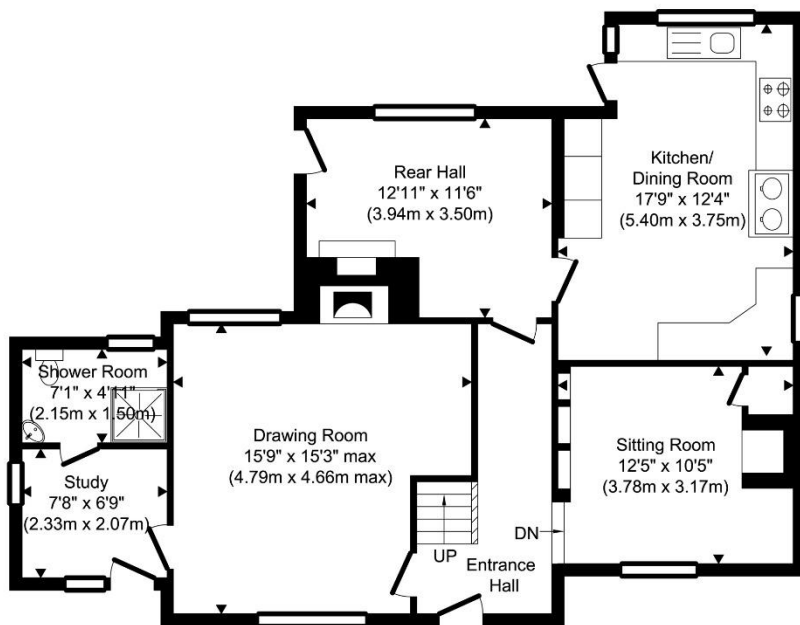
COMMUNICATION SERVICES: Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload. Telephone signal: Yes.

WHAT THREE WORDS DIRECTIONS: Deny, Keen, Staple.

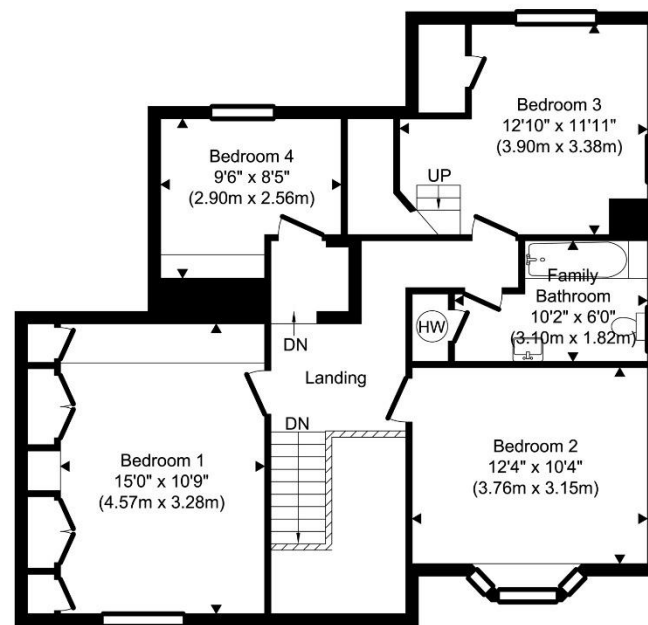
VIEWING: Strictly by prior appointment through DAVID BURR.

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.

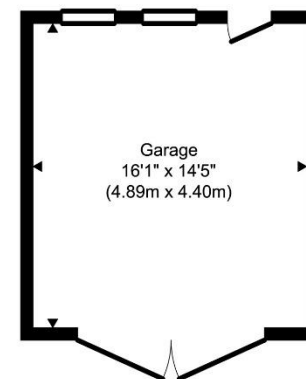




Ground Floor
Approximate Floor Area
885.54 sq. ft.
(82.27 sq. m)



First Floor
Approximate Floor Area
762.40 sq. ft.
(70.83 sq. m)



Outbuilding
Approximate Floor Area
231.53 sq. ft.
(21.51 sq. m)

TOTAL APPROX. FLOOR AREA 1879.48 SQ.FT. (174.61 SQ.M.)
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