



Alresford Grange

Alresford, Colchester, CO7 8BG

Guide Price £2,500,000

*** VIDEO TOUR INCLUDED ***

An Edwardian mansion on 26 acres of land STS, constructed in the early 1900s with approx. just under 9000 sq. ft. of space. The perfect estate for a family or individual who desires a private and secure compound. This spectacular country home is gated for added security and includes a stable block, squash court, garden terrace woodlands and breath-taking views over the River Colne estuary.



Property Features

- ARGUABLY THE BEST VIEW FROM A RESIDENCE
- APPROX 9000 SQFT
- TRIPLE GARAGE + DOUBLE GARAGE
- GATED, IMPOSING DRIVEWAY
- STUNNING TERRACE WITH RIVER VIEWS
- 26 ACRES STS
- STABLE BLOCK
- COUNTRY RESIDENCE
- MUST BE VIEWED
- EXCLUSIVE GROUNDS AND OUTBUILDINGS

Full Description

Alresford Grange is representative of its architectural period.

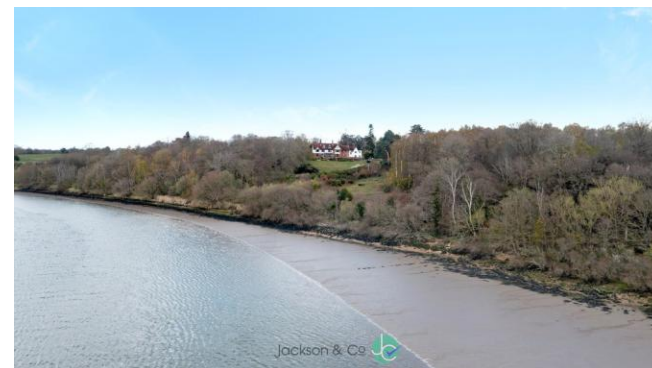
Constructed from brick, under a peg tiled roof, the external elevations are enhanced by rendering and exposed timbers, situated in an elevated position, taking full advantage of its exceptional views.

Internally, original construction features are clear, by the use of oak for almost all internal and external exposed joinery. One of most breath taking rooms in this grand home is the reception hall and the main reception rooms situated on the ground floor, being the drawing room, sitting room and dining room. The drawing room leads into a garden room which opens onto a exceptionally large terrace, which extends to most of the southern elevation of the house.

This manor house is finished to a high standard throughout offering versatile living space. The house features an Aga kitchen with Gaggenau, Miele, Liebherr appliances, gold leaf detailing within the house, mosaic tiling in the cloakroom, garden room and bathrooms and under floor heating in the garden room, master and guest suite bathrooms.

Three optional staircases lead to the first floor, the majority of the rooms on the first floor all overlook the estuary. Part of this period home could be converted to make a fully self-contained integral living space. There is also a cinema/sitting room which is wired with an entertainment system.

Outside, the grounds extend to approximately 26 acres and consist of formal and informal gardens, a stable block and squash court. The formal gardens are mainly laid to lawn and are interspersed with various shrubs, trees and flower beds. There is a terrace to the south of the house offering panoramic views over the estuary and beyond. The grounds also include woodland areas with a number of pathways. The property also benefits from oil central heating, secondary glazing, an alarm and security lighting.



OUTSIDE

Alresford Grange is approached through electric gates and continues along a tree lined drive. The drive leads into a courtyard located at the front of the property.

There are a range of outbuildings including the coach house with stabling, garaging, adjacent to which lies a squash court with sprung floor and viewing platform. The gardens predominantly face to the south and west of the manor house.

The gardens slope to the south and west towards the estuary with trees and grasses near the ponds at the bottom. To either side there are many trees, woodland and banks of rhododendrons, divided by mown walks.

LOCATION

Alresford Grange is approached via the electric entrance gates entrance to the property. The villages of Alresford and Wivenhoe are close by, having local amenities. Colchester City centre is approximately 5 miles away providing a wider range of amenities and recreational facilities. The commuter can take advantage of train services from either Alresford, Wivenhoe or Colchester to London's Liverpool Street Station. The A12 dual carriageway is also easily accessed, providing links South and North of the country.



1. Alresford Grange, Alresford

804 sq m (8,643 sq ft)

For identification purposes only. Not to scale.
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