



Acorn Lodge

Hardys Green | Birch | CO2 0NY

FINE & COUNTRY









STEP INSIDE

Acorn Lodge

This stunning four bedroom detached property is situated in the idyllic and peaceful location of Hardy's Green, Birch, Colchester. Set on a generous three quarters of an acre STS, this home offers a harmonious blend of country charm and modern luxury. With breath-taking views of fields both to the front and rear, this property provides a tranquil and private setting for you and your family.

Upon entering the inviting entrance hall, you are greeted by a bright and spacious lounge, featuring a bay window that overlooks the beautifully landscaped gardens at the rear. The ample natural light creates a warm and inviting atmosphere, perfect for relaxation and social gatherings. The lounge also opens up to a south-facing decking area through double patio doors, providing a seamless connection between indoor and outdoor living spaces.

Adjacent to the lounge is a well-designed and fully equipped kitchen that caters to the needs of a contemporary lifestyle. With ample storage space and sleek granite work surfaces, this kitchen is a chef's delight. For formal occasions or intimate dinners, the separate dining room offers an elegant space to entertain and create lasting memories.

Convenience meets functionality with a modern downstairs shower room, complete with underfloor heating and ample storage space. This ensures that guests or family members have easy access to facilities without having to navigate the upper floors.

Ascending the oak staircase to the first floor, you'll find the luxurious primary bedroom, a true sanctuary of comfort and indulgence. This room features an ensuite shower room and a delightful balcony overlooking the expansive rear gardens and the picturesque paddock area beyond. Wake up to breath taking views and enjoy a private retreat within the comfort of your own home. Additionally, the property offers three more spacious bedrooms, each with its own unique charm and versatility. These rooms provide comfort and privacy for family members or guests. The well-appointed family bathroom on this floor adds a touch of style and convenience to meet the needs of the household.

The external features of this property are truly exceptional. The front and rear of the property offer captivating views of vast fields, providing a sense of serenity and space that is unparalleled.

The extensive rear garden seamlessly extends the indoor living space and leads to a well-maintained landscaped paddock area. At the rear, there is also a small orchard with fruit trees, offering endless possibilities for outdoor activities, gardening, or simply enjoying the beauty of nature.

A standout feature of this property is the picturesque double garage structure, complete with remote-operated garage doors. The rear staircase leads to a large first-floor balcony, providing a perfect spot to sit and appreciate the tranquil views. From the balcony, you'll find a purpose-built music studio, designed with sound insulation and equipped with a separate air-sourced heat pump for underfloor heating during the winter months. Whether you're an aspiring musician or simply appreciate the creative potential, this space offers endless possibilities for artistic expression and relaxation throughout the year.



STEP OUTSIDE

Acorn Lodge

Birch is a charming village located within the picturesque area of Colchester, Essex. Nestled amidst the beautiful countryside, Birch offers a tranquil and idyllic setting for those seeking a peaceful lifestyle. The village is known for its stunning natural beauty, with rolling fields, meandering rivers, and lush greenery surrounding the area.

Despite its rural charm, Birch is conveniently located with easy access to modern amenities and facilities. The nearby town of Colchester provides a range of shopping centres, supermarkets, restaurants, and entertainment options. Residents of Birch can enjoy the best of both worlds - the serenity of rural living combined with the convenience of urban amenities.

The village of Birch itself exudes a sense of community and warmth. It is characterized by its quaint cottages, historic buildings, and friendly locals. Residents can take advantage of the peaceful atmosphere and enjoy leisurely walks or bike rides in the surrounding countryside.

For those with a love for nature, Birch offers plenty of opportunities for outdoor activities. The village is surrounded by scenic walking trails, perfect for exploring the local flora and fauna. The nearby countryside provides ample space for outdoor sports, picnics, and family gatherings.

Birch is also well-connected in terms of transportation. The village is within easy reach of major road networks, allowing for convenient travel to neighbouring towns and cities. Public transportation options, including bus services, provide easy access to Colchester and other nearby areas.

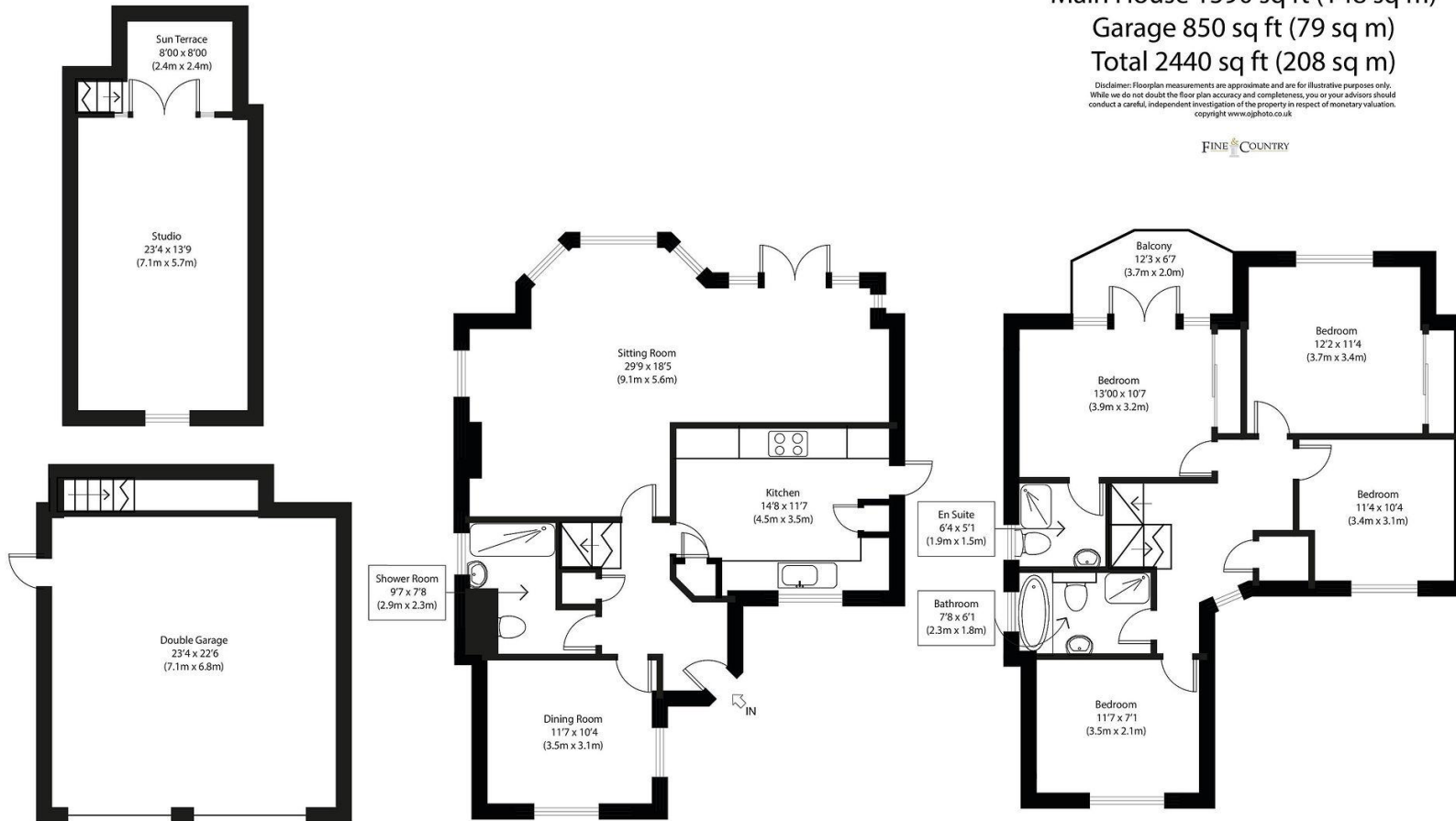
Overall, Birch in Colchester is a charming and peaceful location that offers a truly picturesque and serene lifestyle. With its natural beauty, community spirit, and convenient amenities, Birch is an ideal place to call home for those seeking a tranquil countryside setting.



Approximate Gross Internal Area
Main House 1590 sq ft (148 sq m)
Garage 850 sq ft (79 sq m)
Total 2440 sq ft (208 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.gphoto.co.uk

FINE & COUNTRY



Ground Floor

First Floor

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright Â© 2020 Fine & Country Ltd.





Fine & Country Colchester
Tel: +44 01206 878155
colchester@fineandcountry.com
99 London Road, Stanway, Colchester, Essex, CO3 0NY