



Colchester Road | Peldon | CO5 7QJ

FINE & COUNTRY

SELLER INSIGHT

“Working with a local architect, our key criteria was to not only design and build a house in keeping with its surroundings, but to build a high-quality home using only local trades and skilled craftsmen. The final design became a thatched barn-style property combining traditional features with all the facilities for modern day living.

All aspects of the house have been custom made and built to last, from each individual window and door; the hardwood kitchen and cherrywood family bathroom down to the spindles on the staircase – each hand turned by a local wood turner. The octagonal orangery was built as an added feature and now accommodates our spiral wine cellar, complete with humidifier to ensure the wines are stored at the correct temperature.

The house, and its location, has proved to be ideal for our family with generous space for our two boys as they grew, both inside and outside. We sit on three acres of grounds so, when they were young, we had a cricket pitch set up and even created a mini golf course, so my husband could teach them to play. This is a fantastic area for children and teenagers in terms of things to do and transport links to schools or activities. As the boys became more independent, they were able to catch the bus outside the house to travel to their sailing club in Mersea, or to Colchester to meet up with friends; and the self-contained annexe proved a popular choice to move into when they were old enough!

There are a number of things I will miss when I leave; this house is both spacious enough to host large parties and events, of which we have had many, but also cosy and welcoming. The view from my bedroom window across the marshland to West Mersea is very special, I never close my curtains and wake up to that spectacle every morning.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









STEP INSIDE

OVERVIEW

We are delighted to present an extraordinary five bedroom detached home that effortlessly marries traditional charm with contemporary sophistication. Within serene surroundings, the property offers a generous total of 4,480 sq. ft, including a meticulously crafted main house and versatile outbuildings. Built by the current owner in 1993, using local tradesmen in the "block and beam" method.

Every detail within the property has been thoughtfully considered to create a home where elegance meets everyday practicality. Its architecture and layout offer not just a living space, but a lifestyle defined by comfort and grace.

STEP INSIDE

Upon entering the property, you are met with a grand entrance hall that sets the tone for the home, featuring a brick fireplace with wood-burning stove, stunning wood staircase, the hall opens into the open-plan kitchen and dining area which is the perfect mix of traditional style with functional elegance, creating the ideal space for hosting gatherings and culinary creations. Double doors open into the garden creating the perfect indoor/outside living space.

The property includes a utility room and storage space adding convenience and extra storage space.

The sitting room, with its exquisite feature fireplace, provides a warm and inviting space for relaxation.

Leading from the sitting room is a beautifully designed octagonal brick-built orangery and wine cellar which adds a touch of luxury, ideal for enthusiasts and collectors alike.

Ascending to the first floor, the master suite offers a luxurious retreat, complete with ample space and thoughtful design. It features an elegant en-suite bathroom. Floor to ceiling windows bring in natural light, creating a bright and inviting atmosphere as well as a clear view of surrounding country and the beautiful Mersea estuary.

The property has two further well-proportioned bedrooms, one with ensuite, they provide a comfortable and serene space for residents or guests. With easy access to the shared family bathroom, bedroom three is designed with both comfort and functionality in mind.



STEP OUTSIDE

Each bedroom is designed to provide comfort and a harmonious living environment, with attention to detail that enhances both functionality and aesthetic appeal.

The family bathroom has been cleverly designed to include a laundry chute which leads into the utility room. A unique and practical design which adds to the creative style of the property.

STEP OUTSIDE

The property has a large private driveway and beautiful mature garden.

The outbuildings, spanning 1,240 sq. ft, include a car port for two cars, and provide endless possibilities. Whether envisioned as additional living quarters, personalized workspaces, or creative studios, these spaces are a blank canvas awaiting your inspiration.

LOCATION

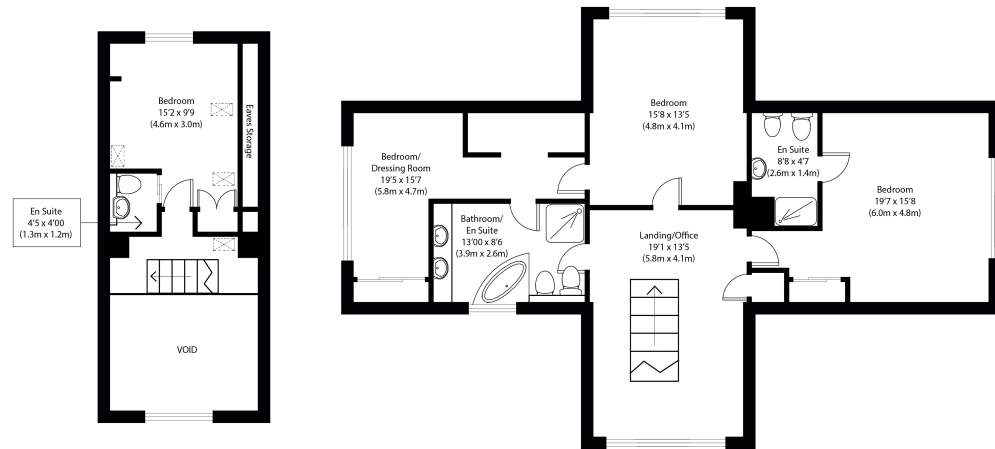
The property is located just on the outskirts of Peldon village which enjoys a tight knit community feel thanks to its recent addition of a new village hall which serves a variety of social events that include history talks and leisure activities.

The proximity to Mersea Islands offers enjoyable days out as well as an active lifestyle thanks to the prominent sailing facilities that are present, including the Mersea Yacht Club, which was founded in 1899, one of the prominent racing venues on the East Coast of England. In addition, with the Company Shed; known locally for its fantastic fresh seafood dishes, being less than a ten minute drive away, Rose Barn is evidently positioned in an ideal spot for a range of activities and tastes

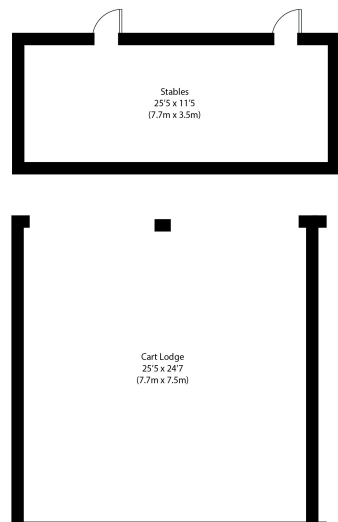
Approximate Gross Internal Area
Main House 3240 sq ft (301 sq m)
Outbuildings 1240 sq ft (115 sq m)
Total 4480 sq ft (416 sq m)

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.vojtech.co.uk

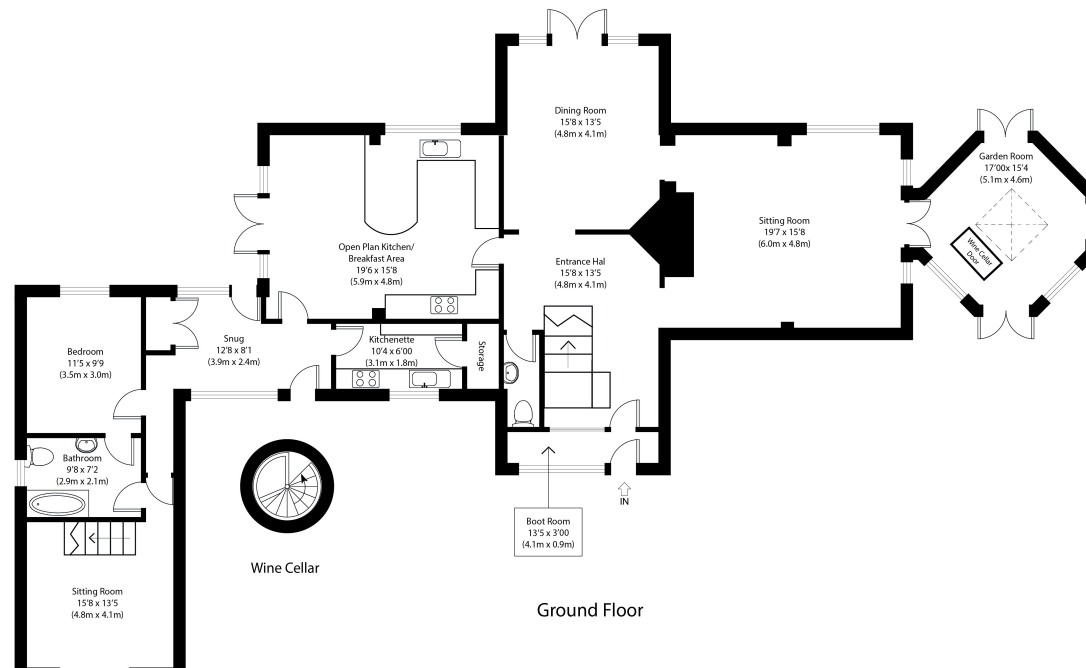
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First Floor



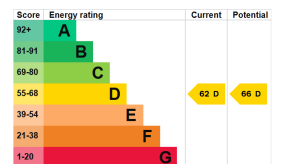
Workshop
25'5 x 12'3
(7.7m x 3.7m)



Ground Floor

POPPY GANDERTON
ADMINISTRATOR

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