



Mersea Road | Abberton | CO5 7NR

FINE & COUNTRY



# SELLER INSIGHT

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“Delighted by Abberton, the scenic walks along the reservoir, the country park at Fingerinhoe and easy access to Mersea and Colchester, we purchased the Maltings in 2014 and set about renovating both the house and cottage to build a family home that married the best of modern living while preserving its historic appeal. Truly a home for all seasons, whilst the spring is always a delight, when the apple, cherry and plum trees bloom, it is the Christmases that perhaps we will remember most.

The pool, hot tub and decking area have, of course, been a magnet for friends and family over the summer months and we will always remember the laughter and fun our children and grandchildren have enjoyed.

The house is the oldest in Abberton, a village mentioned in the Domesday book and historically the site was engaged in the brewing industry. The well and stables stand testament to its past as well as the cottage which it is believed served as the office from where the dried malt was dispatched.

Having been proud custodians of this wonderful home for many years, we now pass the baton onto perhaps a younger family that can fill the rooms with fun and laughter again.”

\* 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

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## OVERVIEW

We are delighted to offer this distinguished five-bedroom Georgian home that masterfully blends historical charm with modern luxury. It features a vaulted kitchen and dining room, underfloor heating, and multiple reception rooms, including a cinema room. Situated on a 0.8-acre plot, the property benefits from a two-bedroom annexe cottage, mature gardens, and a heated swimming pool.

Built in the late 1500s, the property is recognised as the oldest surviving house in Abberton, with a history as a local brewery, once supplying the Lion Inn with ale. The striking Georgian façade, with its five-sash window frontage and an abundance of original features, stands testament to its rich heritage.

## STEP INSIDE

Inside, the home reveals its elegance with expansive reception rooms, including two primary living areas, a games room, and a study. These spaces are enhanced by sophisticated features such as exposed brickwork, authentic beams, and charming fireplaces.

Upon entering the hallway, you will immediately appreciate its warm yet grand atmosphere, setting the stage for the home's exquisite interiors. Adjacent to this is the Sitting Room, an intimate space adorned with classic features, ideal for relaxed evenings by the fire. Leading from the hallway are a cosy snug, entertainment room, and study.

The ground floor also boasts a practical utility room, ensuring household tasks are easily managed, while the surrounding hallways seamlessly flow throughout the residence.

The Dining Room stands out with its spacious proportions and elegant design, making every meal feel like a special event. At the heart of the home, the Kitchen/Breakfast Room captivates with its open layout, vaulted ceilings, high-quality finishes, and custom cabinetry, providing a culinary space that beautifully combines aesthetics with practicality.

A hidden door leads to a cinema room, providing an immersive entertainment experience, allowing you to enjoy luxurious leisure at home. The dedicated gym is an excellent feature, making daily wellness easily accessible.





# STEP OUTSIDE

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On the first floor, you will find five beautifully appointed bedrooms. The principal suite offers luxury with its panelled walls, a lavish en-suite featuring a freestanding bath and separate shower, and a generous walk-in dressing room. Another standout bedroom features a vaulted ceiling with an original crown beam and a stunning en-suite. Additionally, a stylish family bathroom completes the upper accommodations.

Detached from the main house, is a self-contained two-bedroom annexe cottage. Once part of the brewery's office, it has been skilfully modernised and extended. The cottage features a living and dining area, a breakfast kitchen, and a stylish shower room, making it ideal for independent living or as an investment opportunity.

## STEP OUTSIDE

Situated on an expansive 0.8-acre plot, the property is accessed via a sweeping shingle drive that provides ample off-street parking. The lush, mature gardens offer year-round enjoyment, while the raised decked terrace, hot tub and heated swimming pool are ideal for summer gatherings or tranquil evenings under the stars.

## LOCATION

Historic Abberton village, mentioned in the Domesday Book of 1086, is situated just under five miles south of Colchester city centre. It is a short drive to Colchester North Station and the stunning seafront at Mersea Island, offering excellent connectivity and beautiful open countryside. The nearby Abberton Reservoir is ideal for walking, cycling, and enjoying nature.



Approximate Gross Internal Area  
Main House 4990 sq ft (464 sq m)  
Outbuilding 620 sq ft (58 sq m)  
Total 5610 sq ft (521 sq m)

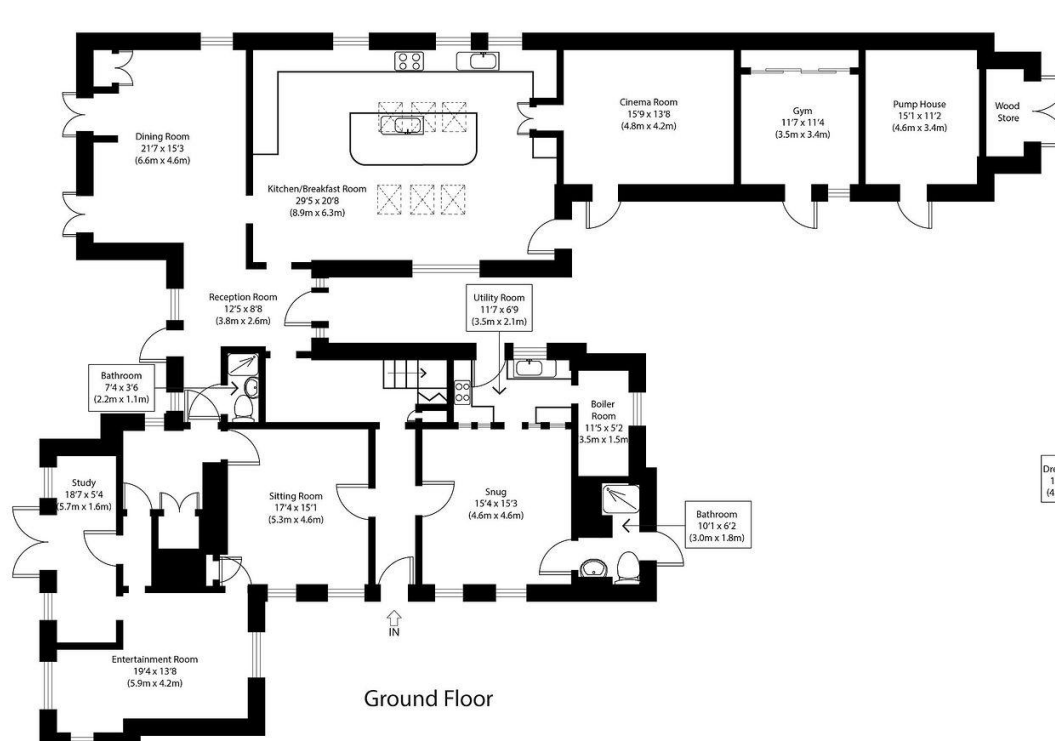
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright: www.photohausgroup.co.uk

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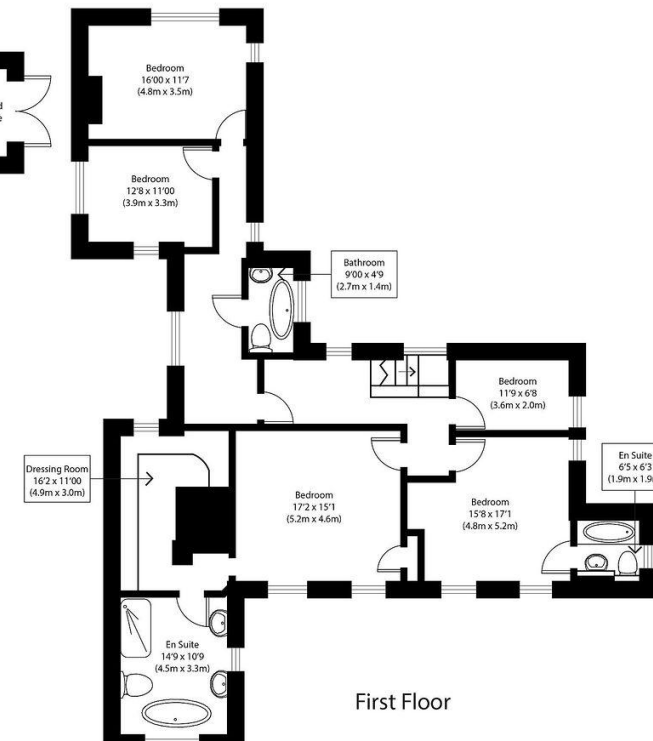


CRAIG GANDERTON  
DIRECTOR

follow Fine & Country Colchester on



Ground Floor



First Floor



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