



Woodlands | CO4 3JA

FINE & COUNTRY

OVERVIEW

A spacious five-bedroom family home situated in the exceptionally desirable Welshwood Park.

The accommodation is generous, featuring multiple reception rooms and a large kitchen/breakfast room, along with a master bedroom that includes an ensuite and dressing room.









STEP INSIDE

Accessed from the spacious hallway, the generous living room is light and bright, with bifold doors opening directly onto the patio and garden. The room benefits from a wood burner, which provides additional warmth on a winter's evening.

The dining room is bright and inviting, featuring a large bay window at the front and an additional side window, complemented by an open fireplace.

The study is a functional space, perfect for focused working from home.

In the modern kitchen/breakfast room, the high-specification kitchen area is sleek and modern, designed to provide maximum worktop and storage space. The kitchen benefits from a walk-in pantry providing additional storage.

The breakfast area seamlessly connects to the playroom, which has French doors leading directly into the garden.

The utility room is well-equipped, with a door leading to the rear garden.

Upstairs, the landing leads to five comfortable bedrooms. The main bedroom features a dressing area with built-in wardrobes and a stylish ensuite bathroom. The remaining four bedrooms offer a mix of front and rear views and share the modern and stylish family bathroom.



STEP OUTSIDE

The property features an open plan lawn area at the front, with an in-out driveway offering off-road parking for several vehicles, leading to the garage with electric doors.

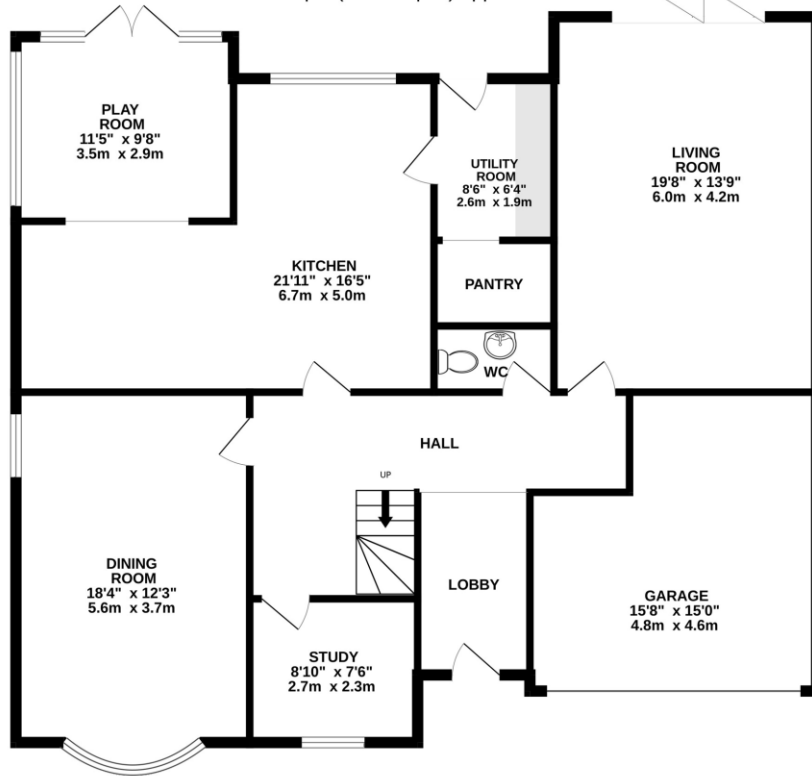
At the rear, there is a well-presented garden with a patio adjacent to the house, leading to a lawned area with flower beds and pathways.

The timber cabin contains two additional rooms and loft space, with power connected.

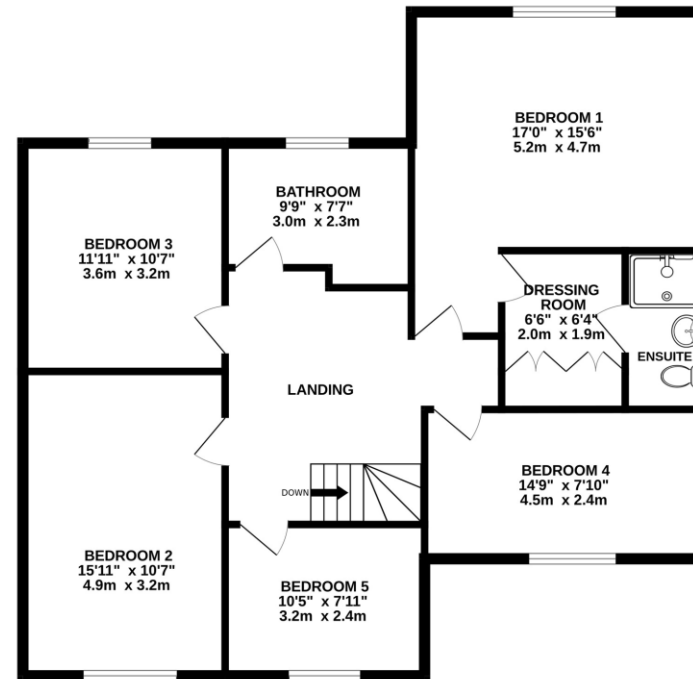
LOCATION

Welshwood Park in Colchester is a charming area providing a peaceful, family-friendly atmosphere amidst lush greenery. It's well-served by educational institutions, including esteemed private schools such as Colchester High School and St. Mary's School for Girls, as well as public schools, like The Gilbert School and St. Benedict's Catholic College. The area provides easy access to a variety of shops, cafes, and restaurants in the bustling city centre, while the beautiful High Woods Country Park nearby provides ample outdoor recreational activities. The A12 offers smooth road connections to London and Ipswich. Colchester railway station is easily accessible and has frequent train services to London Liverpool Street, typically taking about 50 minutes.

GROUND FLOOR
1472 sq.ft. (136.8 sq.m.) approx.



1ST FLOOR
1014 sq.ft. (94.2 sq.m.) approx.



TOTAL FLOOR AREA : 2486 sq.ft. (231.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EDWARD BOYLE
SENIOR PROPERTY
CONSULTANT

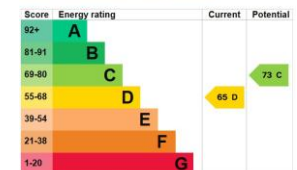
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Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



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