



Park Lane | Earls Colne | CO6 2RH

FINE & COUNTRY

# SELLER INSIGHT

“It has been a total joy to live in this unique and magnificent home. For such a grand villa, the Old Red House always feels warm and welcoming, whether you're home alone or throwing a big party. In summer the tall sash windows fill the rooms with sunlight, while in winter the house transforms into a cosy retreat, perfect for fireside evenings. We combined and updated the old kitchen and dining room to create a huge social space for living and entertaining, and it works wonderfully. In any season the house and garden are in their element when throwing a party, and we have had many fantastic gatherings here, from bonfire night and Christmas through to birthdays and a big summer wedding. Prepare to lose track of all the admiring compliments you will receive from guests and visitors, most of them starting with "Wow!!".

Outside we have filled the garden with flowers and lush foliage, and created the large south-facing terrace at the front for unwinding or entertaining in the sunshine, with views over the lilies and roses and wide steps down to the lawn. The new greenhouse and raised beds have supplied us with loads of delicious veg. To the side of the house we turned what was a car parking area into a west-facing courtyard garden with pond and tropical plants, which flows seamlessly with the kitchen when the French doors are open on warm summer evenings. At the bottom of the garden is a shady and peaceful woodland area with a raised seating platform where you can sit in dappled sun and observe a huge variety of birds and wildlife, or watch the local tawny owls set off at dusk.

Earls Colne has a great buzz, with pubs and shops and lots of useful amenities all within a short walk from the house. On Park Lane itself there is a welcoming circle of friends of all ages. The location is very central to the village, yet sits right next to the conservation meadows and open fields to the south, so it is tranquil and secluded and feels almost as though you could be out in the countryside. The house is also so well hidden that even visitors who know the village well are often surprised to find it is here. Once the gates close behind you it feels like the rest of the world falls away and you are in your own private oasis.

\* 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 present this stunning four-bedroom, double-fronted home, exquisitely renovated to combine modern elegance with timeless charm. Featuring bay windows, an ensuite to the master bedroom, and a large, private, and secluded garden with mature planting and a wooded area, this is the ideal family home.

## STEP INSIDE

The spacious and light hallway leads into a charming kitchen, dining and family room, with double doors opening to the garden, creating the perfect space for entertaining. Adjacent to this, the utility room offers practical convenience and is seamlessly connected to a well-appointed pantry for additional storage.

The study, with doors leading to the garden and a fireplace, provides the perfect nook for those seeking a quiet retreat for work or study. The elegant sitting room, featuring bay windows and a fireplace with a stove, opens to a conservatory that allows an abundance of natural light and offers uninterrupted views of the surrounding landscape.

Ascending to the first floor, the master suite includes an en-suite bathroom and serves as a private sanctuary. Three additional bedrooms provide ample space for family or guests and are complemented by a stylish family bathroom. Each room is thoughtfully designed, ensuring a harmonious blend of style and function.

*Note that the Property has planning permission (19/01263/HH) for converting the loft space to add two further bedrooms and a bathroom, and to convert the conservatory into an Orangery.*



# STEP OUTSIDE

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The expansive gardens boast a spacious patio, well-maintained lawn, mature plantings, and a wooded area, offering a perfect blend of natural beauty and tranquillity. The gated driveway leads to a double cart lodge, providing ample space for parking or storage solutions.

## LOCATION

The picturesque village of Earls Colne offers a blend of rural charm with modern conveniences with a strong sense of community.

Earls Colne has a variety of independent shops, cafes, and traditional pubs. Recreational activities are well catered for, with nearby Colne Valley Golf Club offering excellent golfing facilities and beautiful scenic views. The area is also rich in nature trails and parks.

In terms of travel links, Earls Colne is well-positioned. While the village maintains a peaceful setting, it offers easy access to larger towns. The nearby A120 provides direct connections to Braintree and Colchester, making commuting convenient. For rail travel, Marks Tey station offers services to London Liverpool Street, ensuring connectivity to the capital for work or leisure.

Education is a strong suit for the area with several reputable schools. For primary education, Earls Colne Primary School is conveniently located and well-regarded. There are also several secondary schools in nearby towns that cater to a diverse range of educational needs. In terms of private education, Holmwood House in Colchester and Littlegarth School in Nayland are notable choices, both of which offer excellent academic programs and extracurricular activities.



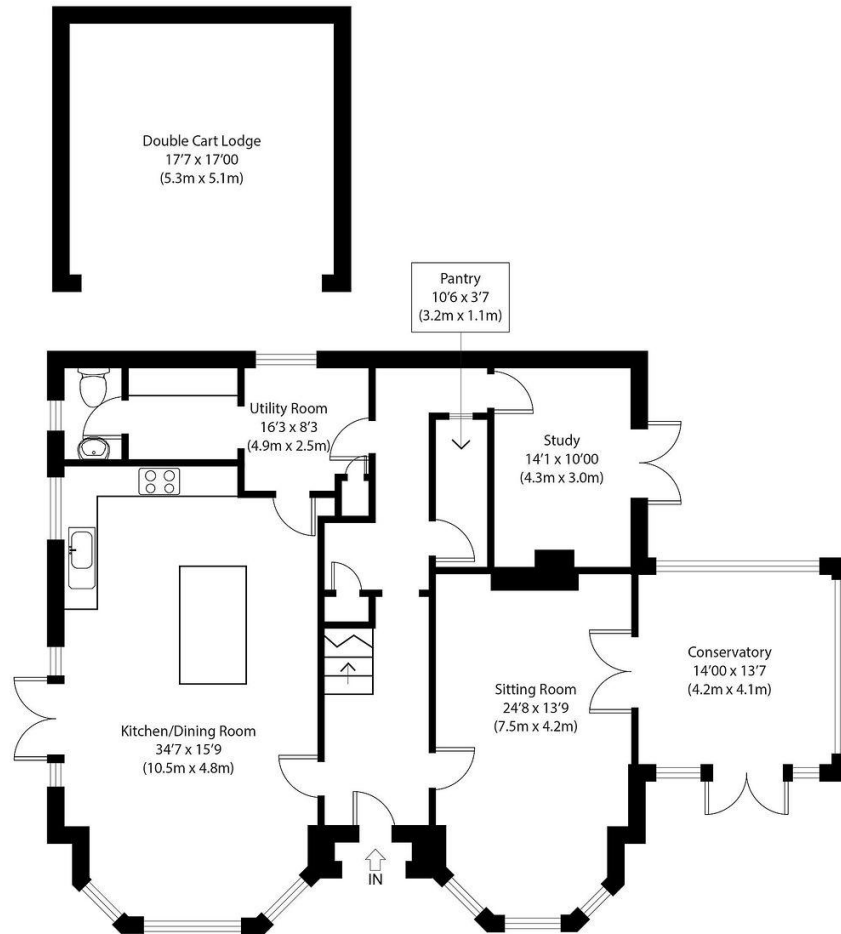
Approximate Gross Internal Area  
Main House 3035 sq ft (282 sq m)  
Garage 300 sq ft (28 sq m)  
Total 3335sq ft (310 sq m)

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

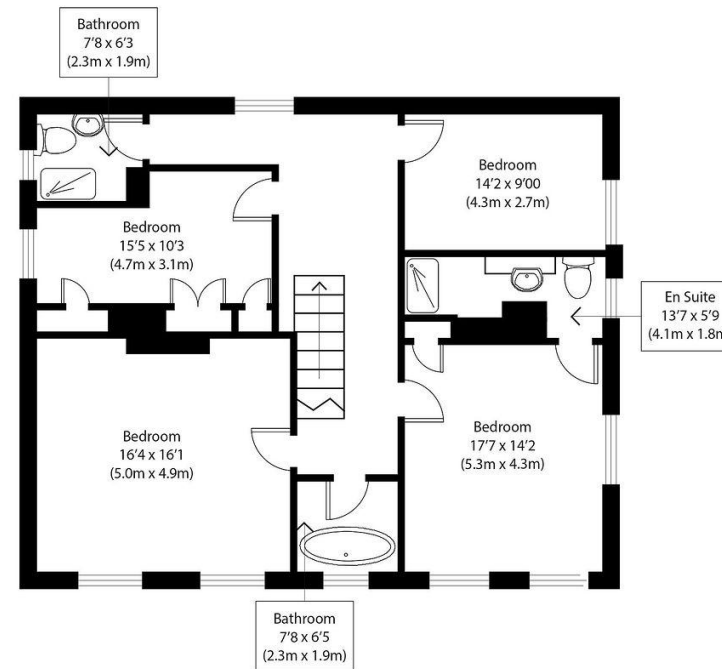
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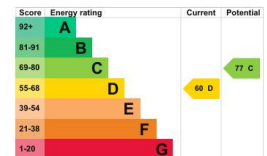
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Ground Floor



First Floor



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