



Mill Lane | Birch | CO2 0NH

FINE & COUNTRY

OVERVIEW

We are pleased to present this stunning six-bedroom detached property, set in meticulously maintained grounds with breathtaking panoramic views of the surrounding countryside.

This charming home, designed in a traditional farmhouse style, has been carefully modified over the years to provide adaptable living spaces, including a separate annexe.









STEP INSIDE

Upon entering, you are greeted by a large hall that leads to the family kitchen, which features a range cooker set within a brick surround, exposed beams, and ample storage. The utility room offers additional storage and access to the garden. The kitchen opens into the dining room, with doors that lead directly into the garden.

The cosy and inviting living room features a brick-built fireplace and exposed beams, with double doors that allow plenty of natural light and provide access to the garden. The ground floor also includes two additional reception rooms, currently used as bedrooms, along with a study.

The first floor comprises a family bathroom and four well-sized bedrooms, including a principal suite with its own en-suite bathroom.

The property also includes an annexe featuring a kitchenette, shower room, and sitting/dining room. With a vaulted ceiling and fireplace, this space offers flexible additional accommodation.



STEP OUTSIDE

Located at the end of a private road, the property benefits from unobstructed views of the countryside, with entry provided through five-bar gates leading to a spacious driveway with plenty of parking space.

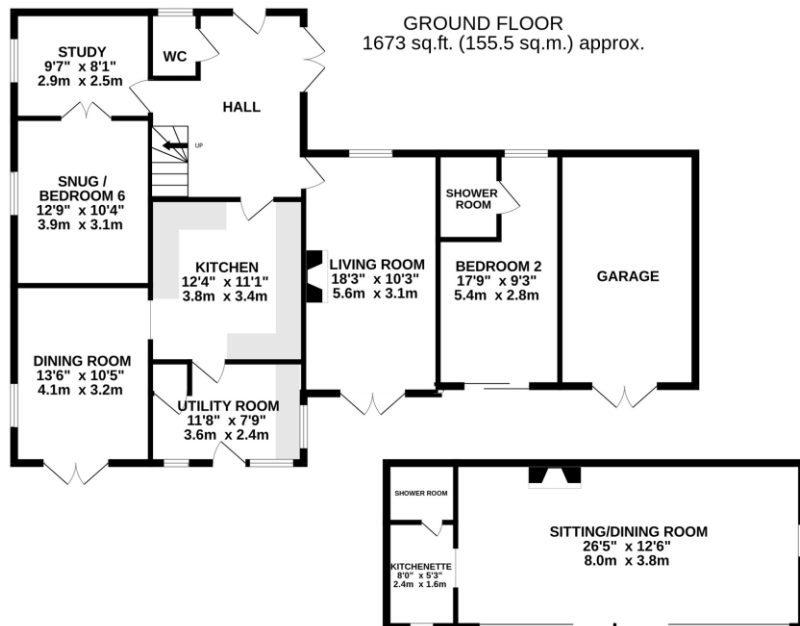
The beautifully landscaped gardens include mature trees, established plants, and a heated outdoor swimming pool perfect for relaxation or entertaining.

LOCATION

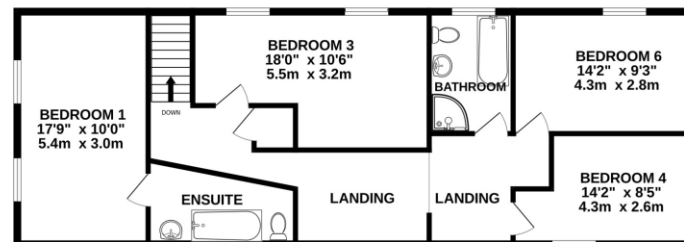
Birch is a charming rural village with a community-focused environment, featuring picturesque landscapes and a blend of traditional and modern homes. The village offers activities for all ages, including a gardening club, a children's play area, and scenic country walks. Colchester, just a short drive away, provides a wealth of amenities, including shopping centres, galleries, and restaurants, while the Tollgate retail park offers further retail and dining options.

The Ofsted-rated "outstanding" Church of England Primary School is nearby, with Colchester offering a range of respected public and private schools.

For commuters, Marks Tey and Colchester railway stations provide regular services to London Liverpool Street.



1ST FLOOR
919 sq.ft. (85.4 sq.m.) approx.



RICHARD SEELEY
SALES MANAGER

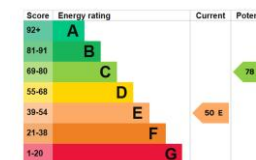
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TOTAL FLOOR AREA : 2593 sq.ft. (240.9 sq.m.) approx.

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