



High Street | Kelvedon | CO5 9AG

FINE & COUNTRY

SELLER'S INSIGHT

Our family moved to Kelvedon 13 years ago and we have loved our time in this pretty, vibrant and genuinely friendly village.

Kelvedon offers most facilities a family could need, ranging from a great school, parks and library, to a range of shops, cafes, health services, and fabulous pubs. As we are in the heart of the village we feel very much a part of village life. It feels a real privilege to be able to walk to all of these fabulous services from our front door.

The main draw for us when we moved here was the access to London whilst being surrounded by the Essex countryside. The easy walk to the train station from our house makes the journey so easy. The train line is reliable and fast.

Our house was built to sympathetically fit the design of the many historic homes on the High Street so we feel we have the best of both worlds - a pretty home with none of the trade offs that often come with an older property. The super fast and reliable broadband to the property enables working from home when required. The house is cool in summer and so cosy in the winter months. (I absolutely love the underfloor heating.)









STEP INSIDE

OVERVIEW

Fine & Country are pleased to present this outstanding four-bedroom residence, offering a sophisticated blend of style and functionality. Situated in a highly sought-after location, the property is thoughtfully arranged over three spacious floors.

The home features a generous sitting room, a separate dining room, and a well-appointed kitchen/breakfast room. The four spacious bedrooms include one with an en-suite and another with a dedicated dressing room, providing comfort and versatility throughout.

STEP INSIDE

Upon entering, you are welcomed by a beautifully proportioned sitting room, complete with a charming fireplace and a bay window that floods the space with natural light. This room also offers direct access to the private courtyard garden, creating a seamless connection between indoor and outdoor living.

Adjacent to the sitting room is a light and airy formal dining room, ideal for entertaining guests or enjoying family meals. The well-appointed kitchen provides generous workspace and ample storage, thoughtfully designed for everyday cooking and hosting alike. An adjoining utility room adds further practicality, while a ground floor cloakroom completes this level with added convenience.



STEP OUTSIDE

To the rear of the property lies a delightful courtyard-style garden, thoughtfully paved with elegant stone tiles, the space is designed for low-maintenance enjoyment while retaining a charming aesthetic.

The property benefits from a detached garage, offering secure parking and additional storage.

LOCATION

The picturesque village of Kelvedon offers a peaceful lifestyle with excellent amenities and transport links.

The High Street features independent shops, cafés, a Co-op, post office, pharmacy, and welcoming pubs. Scenic walks along the River Blackwater and nearby attractions such as Cressing Temple Barns add to the village's charm.

With direct rail services to London Liverpool Street in under an hour and easy access to the A12, as well as regular bus routes to nearby towns.

There are several "Good" Ofsted-rated primary schools in the area, including Kelvedon St Mary's and Feering CofE. Secondary options include Thurstable School and Honywood School in Coggeshall. For independent and selective education, New Hall School in Chelmsford and top grammar schools in Colchester and Chelmsford offer outstanding academic opportunities.

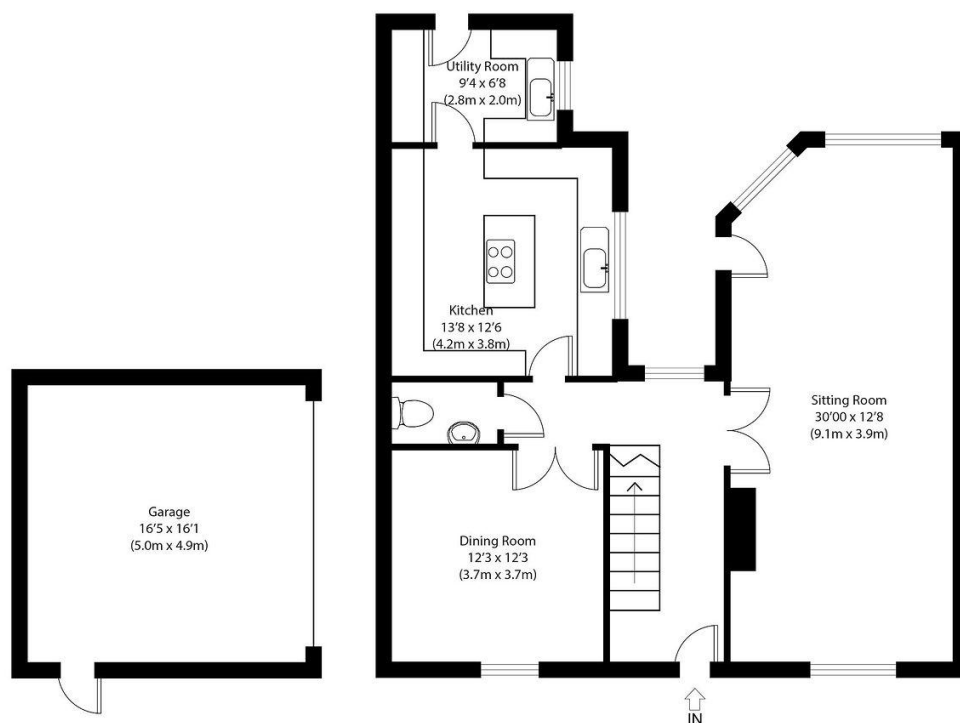


Approximate Gross Internal Area
Main House 2080 sq ft (193 sq m)

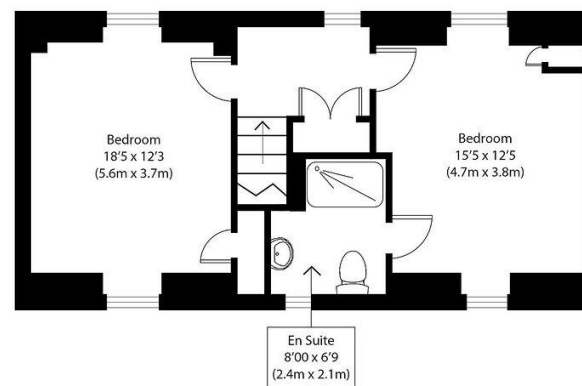
Garage 265 sq ft (25 sq m)

Total 2345 sq ft (218 sq m)

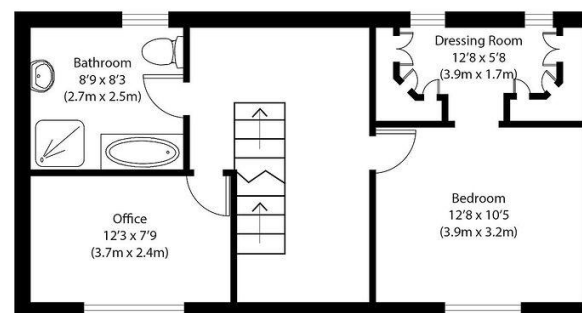
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
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Ground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



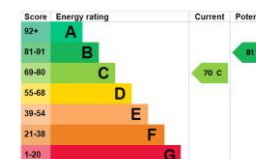
Second Floor



First Floor

RACHELE WINN
ADMINISTRATOR

follow Fine & Country Colchester on



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