



Priory House
St. Julian Grove || COI

SELLER INSIGHT

“Victorian detached house with three large double bedrooms, two reception rooms and three off-road parking spaces. Large garage also available by negotiation.

Beautiful views of the historic St Botolph's Priory.

Two minute's walk from Colchester Town train station; London Liverpool Street is just one hour from your front door.

Five minutes walk to the city centre, close to FirstSite, the Minories, Curzon cinema, Greyfriars etc.

End of cul de sac location means no passing traffic and even pedestrian access to the Priory is closed at dusk; a remarkably peaceful location for the town centre.

Catchment area for some of the best schools in England.

Original features include encaustic tiles in the hallway, five Victorian fireplaces and original solid timber fitted wardrobes.

Ground floor shower room and an upstairs bathroom.

Spacious kitchen with range oven and limestone tiles, plus separate utility room.

PLUS self-contained annexe with its own kitchen, bathroom and living room. Ideal for teenage children, home business, air BNB etc.

Previously rented out for £900 per month.”

* 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

Priory House

OVERVIEW

GUIDE PRICE £500,000 TO £550,000

This charming four-bedroom chain free detached period property was built in 1881, originally serving as a merchant's house with maids' quarters and a rear apple store. It combines historical character with modern convenience across the main residence and a self-contained annex, offering spacious and versatile living for families or guests. Located on the quiet and desirable St. Julian Grove, it enjoys a peaceful setting while remaining close to Colchester town centre, local amenities, schools, and excellent transport links.

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STEP INSIDE

Upon entering, you're welcomed into a charming hallway measuring 5'2" x 12'0" (1.59 x 3.66 m), which leads into the heart of the home. The living room (11'9" x 11'10" / 3.60 x 3.63 m) features a beautiful original fireplace and a large bay window with sash windows overlooking the garden, creating a bright and inviting space.

Next to the living room is the dining room, also complete with an original fireplace, perfect for entertaining. The kitchen (11'8" x 9'1" / 3.56 x 2.77 m) is well-equipped with a gas hob and designated spaces for a dishwasher and fridge/freezer, offering both practicality and style.

To the rear of the ground floor, a downstairs bathroom and utility room provide additional



STEP OUTSIDE

Priory House

functionality, including a shower and space for a washer and dryer.

Upstairs, the bedrooms in the main house each retain their original fireplaces, adding to the period charm. Bedroom One and Bedroom Two feature built-in wardrobes and sash windows, combining elegance with storage.

The annex offers a versatile living space, ideal for guests or independent living. It includes a kitchen/living area (5'10" x 19'1" / 1.80 x 5.84 m) with an electric hob and oven, plus space for a fridge and dishwasher.

The shower room, complete with a skylight, brings in natural light and is complemented by electric heating throughout. The bedroom includes a dressing area, and the annex benefits from its own separate consumer unit, located outside the bedroom for added safety and independence.

STEP OUTSIDE

Outside, the home benefits from three private parking spaces and an attractive front garden that enhances its welcoming kerb appeal.

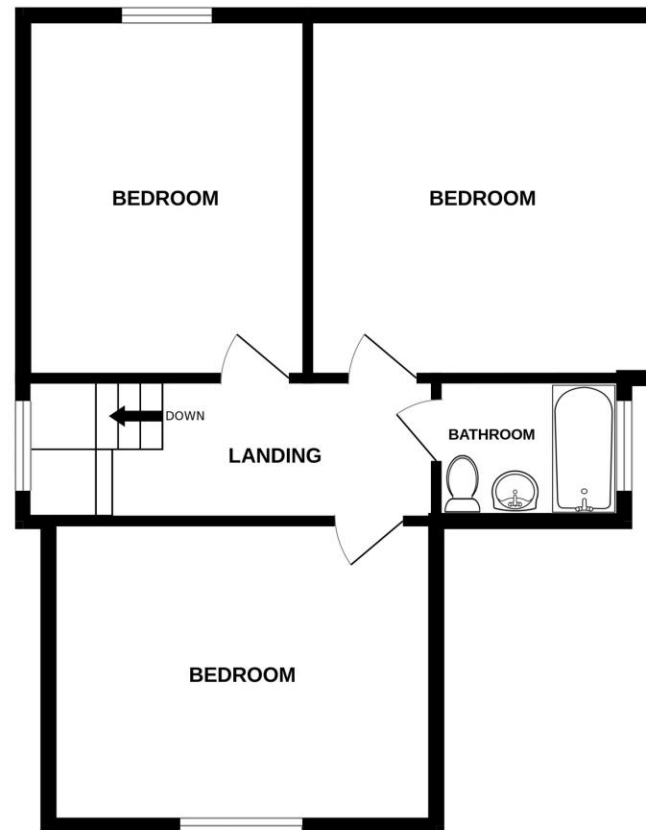
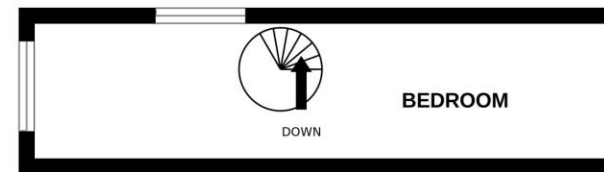
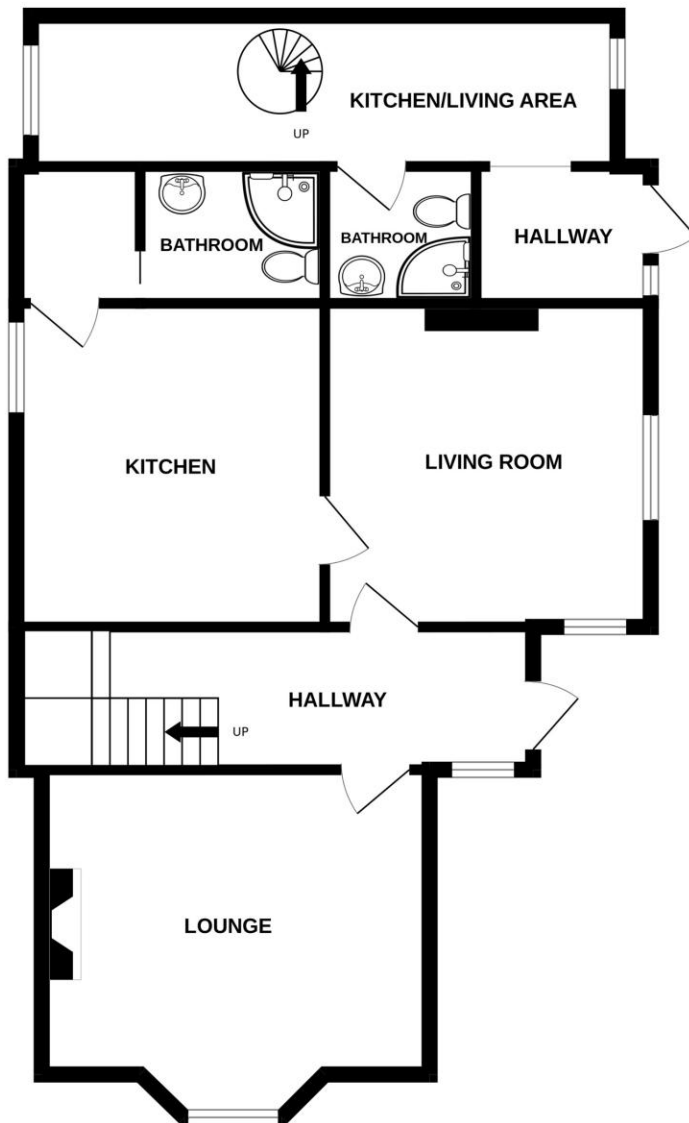
THE LOCATION

St. Julian Grove is a quiet, residential street nestled within the historic Castle Ward of Colchester, offering a peaceful and desirable setting while remaining close to the town centre. The area benefits from a strong sense of community and is surrounded by a mix of charming period homes and well-maintained modern properties. Residents enjoy convenient access to a variety of local amenities, including shops, cafes, restaurants, and cultural attractions such as Colchester Castle and the Mercury Theatre. The location is particularly appealing for commuters, with Colchester Town Station just a short walk away, providing regular rail services to London Liverpool Street. Green spaces and recreational areas are also within easy reach,

GROUND FLOOR

1ST FLOOR

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