



Malting Road | Peldon | CO5 7PU

FINE & COUNTRY

OVERVIEW

This impressive five-bedroom home offers exceptional flexibility and elegant living spaces. The lower ground floor includes a study, an additional bedroom or entertainment room, a bright conservatory and a kitchenette, making it ideal for multi-generational living.

The property also features a stylish kitchen with direct garden access, a formal dining room and a luxurious principal bedroom with dressing room and en-suite. A sweeping driveway provides ample parking alongside an integral garage, while the generous landscaped rear garden offers a beautiful outdoor space.









STEP INSIDE

This impressive five bedroom home spans four thoughtfully arranged floors, offering exceptional flexibility and elegant living spaces throughout. Designed to accommodate a variety of lifestyles, including multi-generational living, the property combines practical features with refined proportions.

The lower ground floor offers exceptional flexibility, incorporating a well-proportioned study and an additional room that can be used as a bedroom or entertainment space. A bright conservatory adds character and natural light, while a convenient kitchenette and bathroom enhance the potential for guest accommodation or independent living. This level also includes a substantial storage area and an integral garage, combining practicality with style.

On the ground floor, a beautifully designed kitchen forms the heart of the home, featuring doors that open directly onto the garden, creating a seamless connection between indoor and outdoor living. The kitchen is complemented by an adjoining utility room and a formal dining room, ideal for hosting family meals or entertaining guests. A cloakroom completes this level, adding convenience for everyday living.

The first floor features a superb principal bedroom with dressing room and en-suite bathroom, alongside an elegant sitting room offering a refined space to unwind.

The second floor presents three further bedrooms and a family bathroom, perfectly suited for family living or visiting guests.

This substantial home combines timeless elegance with modern functionality, creating an outstanding home for those seeking space, style, and sophistication.

AGENTS NOTE

Expired planning consent granted for Porch, conservatory, relocate chimney and two dormer windows, ramp accesses, relocate dish.

APPLICATION NO: F/COL/01/1110 APPLICATION DATE: 16th July 2001



STEP OUTSIDE

The property is approached via a sweeping driveway, offering generous parking for several vehicles. The double garage is neatly integrated into the design, providing secure parking and useful storage space.

To the rear, the garden enjoys a private, mature setting with a gently curved lawn framed by established trees and colourful planting. Paved pathways lead to a raised terrace, ideal for alfresco dining and entertaining. Thoughtfully landscaped, this outdoor space combines structure with greenery, creating an inviting area to enjoy throughout the seasons.

LOCATION

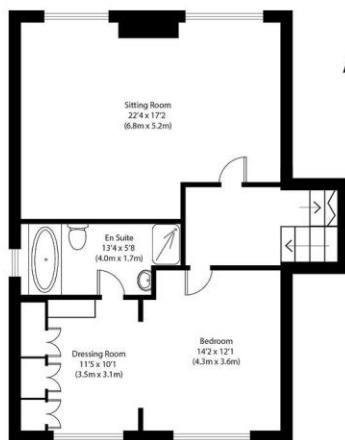
Peldon is a charming village, offering a peaceful countryside lifestyle just a short drive from Colchester. The proximity to Mersea Islands offers enjoyable days out as well as an active lifestyle thanks to the prominent sailing facilities that are present, including the Mersea Yacht Club, which was founded in 1899, one of the prominent racing venues on the East Coast of England. In addition, with the Company Shed; known locally for its fantastic fresh seafood dishes, being less than a ten minute drive away.

The village features a historic pub, the Peldon Rose, a community-focused village hall, and a green space for leisure. For shopping and services, residents typically travel to nearby Colchester or West Mersea.

Transport links are convenient for commuters. Colchester is about 15 minutes away by car, and local bus services connect Peldon to surrounding villages and towns.

Nearby villages offer several well-rated primary options including Langenhoe Community Primary School, Mersea Island School, Fingringhoe C of E Primary, and Layer-de-la-Haye C of E Primary. For secondary education, Colchester provides excellent choices such as Colchester County High School for Girls and Colchester Royal Grammar School, both rated Outstanding, along with Philip Morant School and Paxman Academy. Private education is also accessible in Colchester, with notable schools including Colchester Prep & High School, St Mary's School for Girls, Holmwood House, Littlegarth School, and Oxford House School.

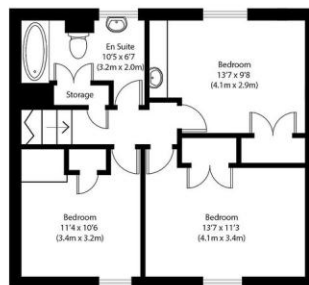
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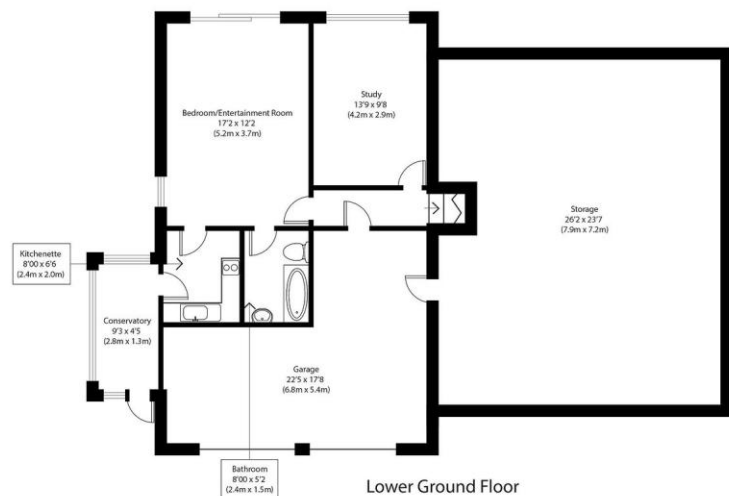
First Floor

Approximate Gross Internal Area
3500 sq ft (325 sq m)

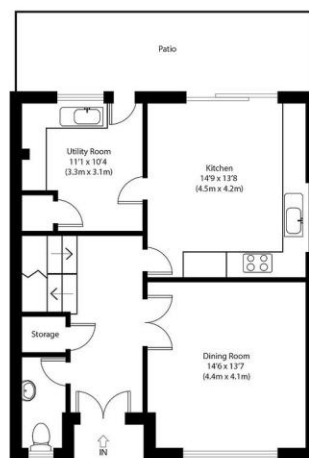
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Second Floor



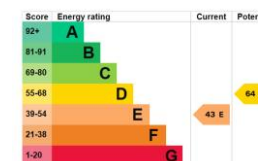
Lower Ground Floor



Ground Floor

RICHARD SEELEY
SALES MANAGER

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright Â© 2020 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 5930387 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE. Printed





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