



Great Wigborough, Colchester

This attractive, 4-bedroom bungalow occupies a large plot on a picturesque and peaceful lane in the village of Great Wigborough. With an impressive double reception room and separate kitchen, there is ample entertaining space. Basking in sunshine and bursting with character, the vast and impressive garden has rolling countryside views. There is off-street parking, as well as a double garage.

Guide price £550,000

School Lane

Great Wigborough, Colchester, CO5



- Rural location
- Double reception room
- Separate utility room
- Double garage
- Large plot
- 4 Bedrooms
- Large driveway

The Property

On entering the property you immediately realise how deceptively spacious it is.

Straight through the hallway and you enter the open plan living/dining space. This large room extends to over 20ft and provides the perfect entertaining space. With dual-aspect windows and sliding doors leading onto the garden, the room is flooded with natural light. There is the opportunity to add value with modernisation.

The kitchen is to the rear of the property. It is well presented and generous in size with ample space to dine. There is plentiful worktop and storage space with wooden cabinetry. A large window frames the sink and overlooks the front garden. Again, with some modernisation, there is the potential to add your own stamp to the property.

There are also 4 spacious double bedrooms and a fully equipped wetroom.

The Outside

Arguably one of the most appealing aspects of this property is the size of the plot, the beautiful sunny garden and the views of rolling countryside. The south westerly facing garden is vast with a paved patio area perfect for outside dining and a large area laid to lawn. There are manicured flower beds, a mixture of herbaceous and perennial plants, as well as mature fruit trees. The verdant outlook over rolling farmland is truly beautiful and a sunset in the evening: spectacular.

The house is set back from the lane with a large driveway and front garden. There is ample space to park multiple cars off-street and a double garage with electric doors.

The Area

Great Wigborough itself is situated to the South West of Colchester, between the villages of Peldon and Layer-de-la-Haye. The area is well known for its rural views and nature reserve at the Abberton Reservoir, a wetland site of international importance for wildfowl where up to 40,000 ducks, swans and geese visit each year. As well as fabulous views, this brings fantastic bird watching opportunities.

Wonderful walks and bike rides are on your doorstep with a network reaching 16km of footpaths, cycle routes and bridleways. A short drive from the property and you can be enjoying a stroll along West Mersea's impressive coastline or making the most of the plentiful amenities on offer here or indeed in the nearby village of Tiptree.

Approximately 7 miles away and you can be in Colchester's historic town centre. This provides an extensive range of shops, restaurants, social facilities and highly regarded schools and its main line railway station provides a regular service into London Liverpool Street with an estimated average journey time of 1hr.

Kelvedon train station is under twenty minutes drive away where a service to Liverpool Street runs with a journey time of around 45 minutes.

Further Information

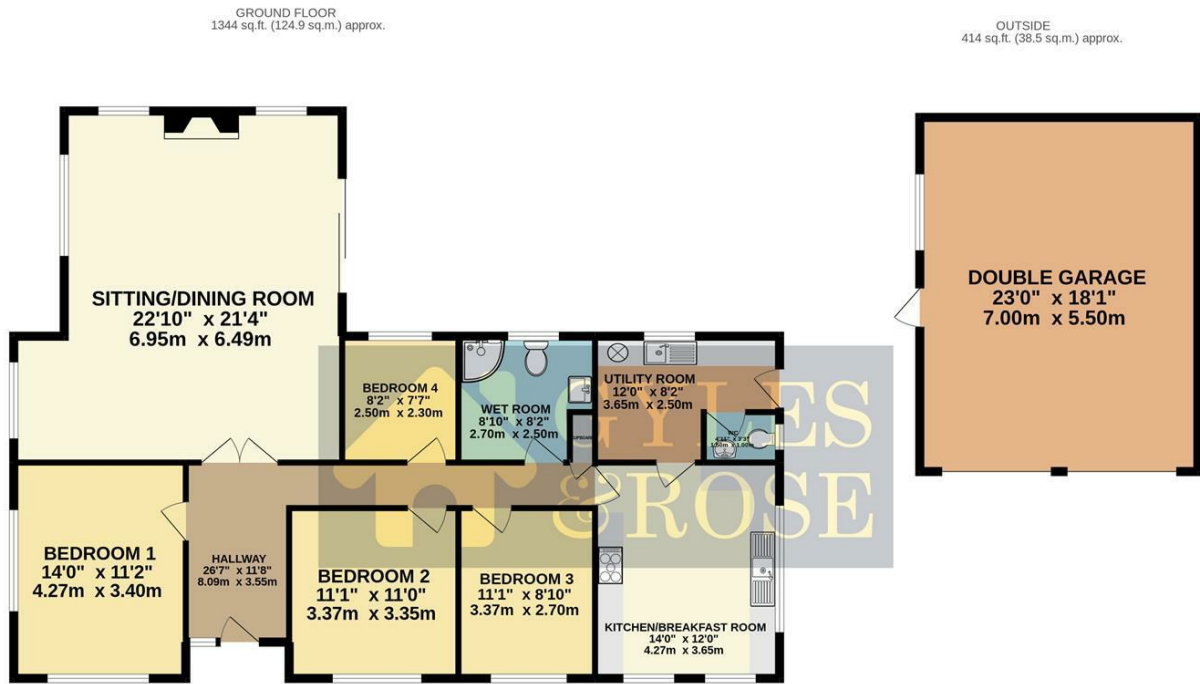
Tenure - Freehold

Council Tax - Colchester Band G

The vendors have advised us that the property suffered from subsidence in the 1990s. Further information is available upon request.



Floor Plan



TOTAL FLOOR AREA: 1351sq.ft. (125.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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