



## Wivenhoe

This characterful and beautifully presented Victorian house occupies a fantastic position in the quaint waterside town of Wivenhoe. Perfectly combining period features with contemporary design this family home offers exceptional living space over three floors.

Offers in excess of £650,000

## The Property

The house, thought to have been built around 1870, retains many period features such as fireplaces, bay windows and high ceilings soaring to 2.5m.

The ground floor has been well organised in a sociable yet versatile layout. A modern kitchen/ breakfast room is placed to the rear of the property, with sleek black cabinetry and beautiful crittall style doors opening onto the garden. Attractive parquet flooring runs underfoot with a large dine-on kitchen island and modern integrated appliances completing the contemporary finish.

The adjacent room is a generously sized dining room, with a large original bay window flooding the room with natural light and creating a truly stunning entertaining space or the perfect place to enjoy a family meal at the end of the day. To the front of the property is an impressive living room with a beautiful marble fireplace, parquet flooring and Victorian coving creating a stylish and welcoming living space. The interior colouring is striking, with a grey distemper on the walls.

Ascending the stairs you will find yourself on the first floor. The principal bedroom is beautifully light with an original feature fireplace. The second bedroom, also a beautiful and generously sized double bedroom, features a fireplace and overlooks the garden. To the rear there is a third bedroom and a family bathroom.

Thoughtfully designed and expertly executed, this beautifully finished bathroom is generously sized and boasts exposed wooden beams, as well as a stunning crittall style double shower with tiled walls.

To complete the offerings of this property, the lower ground floor has been converted to a family room extending the already impressive living space in this truly stunning home that wants for nothing.

## The Outside

A stunning Victorian red brick façade set behind a landscaped, walled front garden creates an impressive frontage for this family home. A detached garage sits to the side of the property with a paved driveway providing further off street parking.

To the rear, there is a generously sized sunny garden. The garden is bordered with an attractive red brick wall and is not overlooked. As well as an area laid to lawn, there is a patio area providing the perfect space for outside dining with friends and family in the summer months.

## The Area

Nestled on the picturesque banks of the River Colne, Wivenhoe in Essex is a quintessential English town that seamlessly blends historic charm with modern vitality. Characterised by its cobbled streets and a waterfront adorned with colourful boats, Wivenhoe exudes a warm and welcoming atmosphere.

With a range of independent shops, quaint cafes, and traditional pubs, the town boasts a vibrant community lifestyle. The Black Buoy, is a historic pub serving classic British dishes. For a cosy atmosphere and artisanal coffee, visit The Bakehouse. The Greyhound is another local favourite, renowned for its traditional pub fare. Enjoy scenic riverside dining at The Rose and Crown, providing a perfect setting for a relaxing meal.

Wivenhoe is also renowned for its commitment to the arts, featuring an art gallery and hosting cultural events that contribute to its vibrant and creative identity.

There are a fantastic number of local schools. Broomgrove and Millfields are both well regarded primary schools and for secondary education, Colne Community School and College is nearby. Slightly farther afield in Colchester there are plentiful further schooling options. Essex University is also within easy reach.

Wivenhoe boasts excellent transportation links. The town is well-connected by rail, with Wivenhoe station providing regular services to Colchester and beyond. Commuting to London is also easy, with direct train services connecting Wivenhoe to London Liverpool Street in approximately 65 minutes. By road, the A133 offers easy access to Colchester and the A12, facilitating smooth travel to neighbouring areas.

## Further Information

Tenure: Freehold

Council Tax Borough: Colchester

Council Tax Band: E

Mains Gas

Mains Water and Sewage

Property Construction: Brick









## Floor Plan



TOTAL FLOOR AREA : 1681 sq.ft. (156.1 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	78		A
Not energy efficient - higher running costs EU Directive 2002/91/EC		Not environmentally friendly - higher CO <sub>2</sub> emissions EU Directive 2002/91/EC	