



Cooks Mill Lane, Fordham Heath

In a quiet plot of private landscaped gardens stretching to over half an acre, this beautiful, un-listed period home has 4 bedrooms and exceptional entertaining space with unparalleled views. The interior draws together characterful 19th-century period details with a modern material palette and mindful approach to maximising the panoramic verdant outlook. Set in the quiet slopes of the Colne Valley's countryside, the location is ideal for easy access to stunning walks, sought after public houses and the ample amenities Colchester's city centre has to offer.

Guide price £950,000

Cooks Mill Lane

Fordham Heath, Colchester, CO3



- Detached un-listed period property
- Village location
- 3 bathrooms including ensuite to the principal bedroom and downstairs bathroom
- Surrounded by manicured gardens on generous plot
- 23 ft living room with triple aspect windows and large terrace
- Option for more land stp and via separate negotiation
- Exceptional panoramic countryside views
- Double garage and ample off street parking
- Equestrian Potential

The Property

Tucked out of sight on a quiet country lane, the house quietly reveals itself. There's private parking for several vehicles here, as well as a double garage, with the main entrance set on the front façade, accessed via a path that meanders through the pretty front gardens.

The interior has been designed with rural living in mind and to capitalise on the exceptional surrounding gardens and countryside landscapes.

In the entrance hall, there is plenty of cloakroom space for coats, shoes and wellies.

A warm and welcoming kitchen is positioned to the side on the ground floor, with double doors opening onto the garden. Wooden style flooring runs underfoot and there is ample work top space.

Adjacent is a truly exceptional living space, with triple aspect windows and 3 sets of doors opening onto the terrace which boasts views across gardens and the rolling countryside beyond, the living space extends to over 23ft.

The dining and snug spaces are arranged in an open plan, producing a naturally sociable flow and dispersing an excellent quality of natural light. A fourth bedroom and downstairs bathroom complete the offerings of the ground floor creating the perfect guest quarters or the perfect working from home office space.

A staircase surrounded by attractive exposed beams leads up to the three quiet double bedrooms upstairs. The main bedroom is a bright space with an en suite bathroom complete with a walk -in shower and ample in built storage.

There is also an additional family bathroom on this floor and all the bedrooms are light, peaceful and airy.

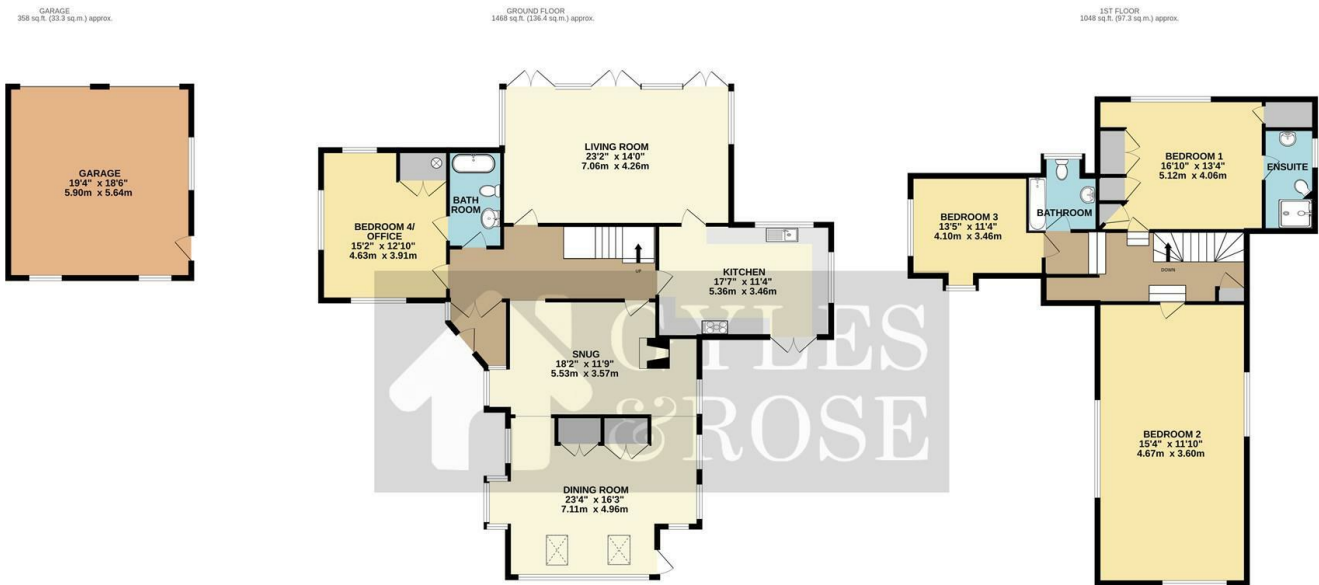
The Outside

The gardens form an integral part of the overall experience of the house, attracting a mesmerising array of local wildlife and birdlife. A terrace to the front of the house provide a welcoming position for morning coffee or to entertain friends and family whilst enjoying panoramic country side views over the Colne Valley.

Glorious beds of natural grasses, herbaceous perennials and bouquets of herbs border the lawns, with garden paths weaving through avenues of trees, some of which are fruiting, defining the border. In the summer months, the garden gives way to a wave of wildflowers which ebbs and flows with the change of the seasons.



Floor Plan



THE OLD PINK HOUSE, FORDHAM

TOTAL FLOOR AREA : 2873 sq.ft. (267.0 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 ₂) Rating	
Current	Potential	Current	Potential
66	94		
<p>Very energy efficient - lower running costs</p> <p>(87-91) A</p> <p>(81-81) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(81-91) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) E</p> <p>(1-20) F</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	