



## Alresford

This beautiful home is set behind a gated fence, framed with manicured hedging and shrubs on a gravelled driveway. Nestled in the Alresford countryside, it has 4 bedrooms and exceptional entertaining space

Guide price £650,000

# Cockaynes Lane

Colchester, CO7



- 4 bedroom detached home
- Garage and large driveway
- Ample space to accommodate Motorhome/Boat/Caravan
- Circa 30ft entertaining space
- Landscaped sunny garden
- 2 bathrooms
- Potential to add another dwelling or extend STP

## The Property

Enviably positioned on a quiet country lane, this picturesque 4 bedroom detached home is set behind an attractive gated front garden. To the side there is a gravel driveway, private parking for several vehicles as well as a garage.

With internal spaces extending to over 1800sqft this home offers exceptional living and entertaining space. The kitchen is generously sized with tiled flooring, white wooden cabinetry and integrated appliances. There is ample space for a dining table if you wanted to use this as a kitchen/breakfast room. There is also a separate utility room, porch and downstairs guest cloakroom for added convenience.

Extending to nearly 30ft, is a double reception room. The living room has an impressive feature fireplace and doors opening onto the garden whilst the opposite end is being utilised as a more formal dining area. This provides the perfect place to unwind at the end of the day or a further spacious entertaining space for family and friends.

Ascend to the first floor and there are 3 generously sized bedrooms, as well as 2 bathrooms. The principal bedroom perfectly combines luxurious interiors with functionality. Vast in size and with verdant views of the garden this bedroom has an ensuite bathroom with a bath, sink and low level WC. A contemporary family bathroom completes the offerings of the first floor with a walk in shower, low level WC and wash basin.

On the second floor is a fourth double bedroom providing perfect guest accommodation or further family living space.

## The Outside

This handsome family home boasts an impressive frontage. Set behind attractive hedging and mature plants, this family home has ample space for off street parking as well as a garage providing further off street parking or storage.

The house is situated on large wrap around garden extending to nearly 1/4 acre. It is a large sunny garden with a patio area perfect for outside dining. This sizeable garden provides ample space for entertaining, for pets or growing families with a greenhouse and outside shed. Mature trees and manicured flowerbeds add colour and texture that changes with the seasons whilst the garden itself has an easy to maintain appeal.

## The Area

Alresford, a quaint village in Essex, offers a blend of rural charm and modern convenience. Nestled along the picturesque River Colne, Alresford boasts scenic landscapes and a welcoming community atmosphere. The village center features essential amenities, including local shops, a post office, a village hall, and cozy pubs.

Alresford is served by a well-regarded primary school, Alresford Primary School, providing quality education within walking distance for young families. For secondary education, nearby Colchester offers several excellent schools and academies.

Transport links are a highlight, with Alresford railway station providing direct services to Colchester and London Liverpool Street, making commuting straightforward. Additionally, the A120 and A12 roads offer easy access to the broader Essex area and beyond. The village is also well-connected by local bus services, ensuring residents can easily reach neighboring towns and facilities.

## Further Information







Floor Plan



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