



## Chapel Lane, Elmstead

An exceptionally beautiful period home extending to nearly 3000 sq ft in the village of Elmstead Market. Overlooking the village green, this family home offers substantial entertaining spaces, 5 bedrooms and stunning mature gardens.

Guide price £775,000

# Chapel Lane

Elmstead, Colchester, CO7



- Exceptionally beautiful period home extending to nearly 3000sq ft
- 5 bedrooms
- Detached garage and private parking
- Contemporary finish whilst retaining period features
- 3 bathrooms
- Substantial entertaining spaces
- Mature landscaped gardens

## The Property

Enviably positioned overlooking the village green, this handsome 5 bedroom semi-detached home is set behind a small walled front garden. There's private parking for several vehicles to the side of the property, as well as a detached garage.

With internal spaces extending to nearly 3000sq ft this home offers exceptional living and entertaining space. The kitchen/dining room provides a real family hub with its semi open plan design. The kitchen is generously sized with tiled flooring, wooden cabinetry and integrated appliances whilst the dining area is naturally separated by the pantry. There is ample space to dine with double doors opening onto the gardens. There is a separate utility room and downstairs guest cloakroom for added convenience.

Extending to over 20ft, is a beautiful living room. The living room has an original red brick fireplace, exposed beams and is beautifully lit from the large sash windows flooding the room with natural light. This provides the perfect place to unwind at the end of the day or a further impressive entertaining space for family and friends.

A further entertaining space, sits opposite, also extending to nearly 20ft and with many original period features also.

Ascend to the first floor and there are 4 generously sized bedrooms, as well as 2 bathrooms. All bedrooms are beautifully presented, light and airy. Bedrooms 1 and 3 are very generously sized with inbuilt storage with views over the village green whilst the bathrooms are both thoughtfully designed and contemporary in finish.

On the second floor there is a further double bedroom with an ensuite bathroom. There is also a working from home office space here on the landing which could also be made into a walk in wardrobe.

## The Outside

To the rear, the garden is beautifully landscaped and basks in sunshine throughout the day.

There is a large paved patio area perfect for outside dining in the summer months as well as an expansive lawn space. Surrounding the lawn, you'll discover a variety of colourful herbaceous shrubs and mature trees that add character and charm to the garden, changing with the seasons. The garden is private and enclosed by an attractive red brick wall.

## The Area

Elmstead Market, Essex, offers a harmonious blend of rural charm and contemporary convenience.

The property, which is set back from the road and occupies an enviable position overlooking the village green and war memorial, is well connected by local bus services and just a short drive from Wivenhoe Mainline railway station which provides easy access to London. The property is also within close proximity of local restaurants, shops and schools.

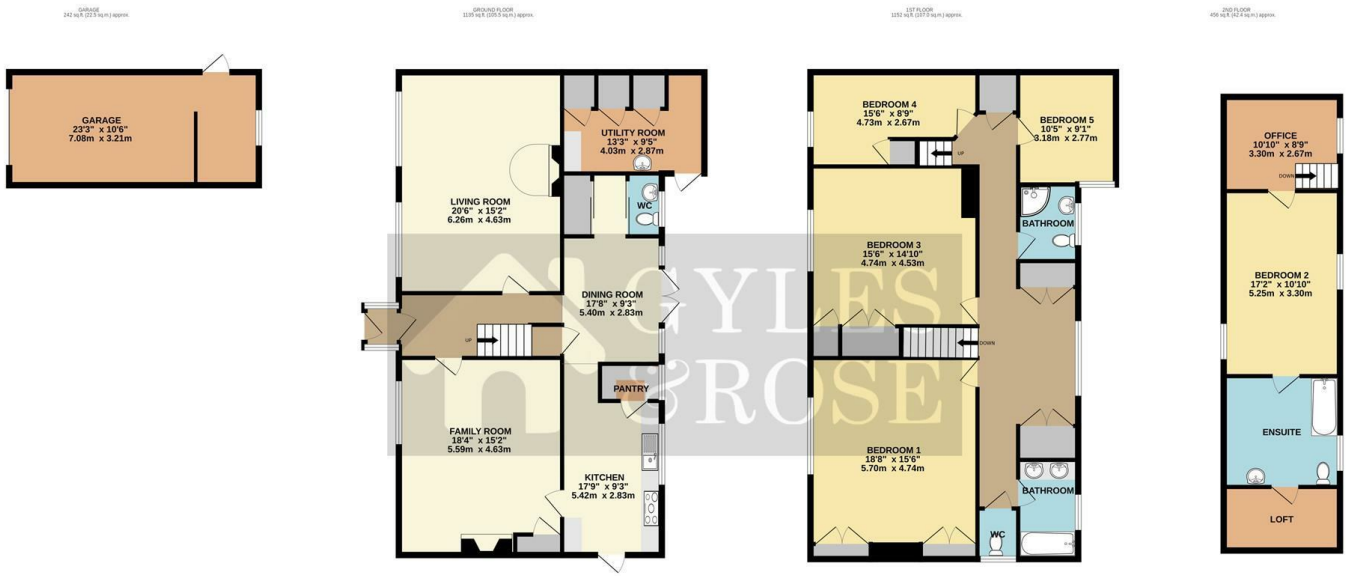
It's a place where residents can enjoy the tranquility of village life while benefiting from local amenities, accessible transport links, and top-notch educational institutions, creating a well-rounded and fulfilling living experience.

## Further Information





# Floor Plan



TOTAL FLOOR AREA : 2986 sq.ft. (277.4 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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