



Copford, Colchester

****Chain Free**** A vast detached home in the semi-rural village of Copford with a double garage and a generous south-facing garden.

Offers in excess of £850,000

London Road

Copford, Colchester, CO6



- Substantial detached home with south facing garden
- Convenient boot room
- Landscaped garden with patio
- Excellent local transport links including Mainline Railway
- Beautiful open-plan layout
- Four bright, spacious bedrooms
- Scenic walking and cycling routes
- Airconditioning & Underfloor Heating
- Private driveway with off-road parking & Garage
- Close to excellent schools and amenities

The Property

This beautiful modern home, effortlessly blends timeless charm with contemporary design, creating a bright and practical living space. Upon entering you are greeted by a light and airy hallway. Plush carpets adorn the stairs, while a discreet cupboard beneath provides convenient storage.

To the right, a snug with a charming bay window offers a cosy retreat, bathed in natural light. On the left, a well-lit study with another bay window serves as an ideal workspace or reading nook. Adjacent is a boot room with a built-in dog shower and an external door, adding functionality and convenience to the ground floor.

Continuing down the hallway, a utility room with ample storage is positioned to the right, while a WC with sleek modern tiling is located nearby. The hallway leads to the heart of the home—a spacious open-plan living room, dining area, and kitchen. The living room features a fireplace, creating a warm focal point, while the dining area and kitchen are bathed in natural light from a striking skylight—the centrepiece of the home. The modern kitchen boasts an island, and sleek finishes, leading to a generously sized pantry. Bi-fold doors in the dining area open seamlessly to the garden, enhancing the indoor-outdoor living experience.

Upstairs, the first floor hosts four spacious and bright bedrooms, complemented by two en-suites and a main bathroom. The main bedroom offers a serene private retreat with a large, sleek en-suite shower. The second bedroom features built-in storage and an en-suite with a corner shower. The main bathroom is finished with modern tiling, a corner bathtub, and a corner shower, providing both style and practicality.

This thoughtfully designed home achieves a harmonious balance of modern elegance and functional living, making it the perfect choice for families seeking comfort and sophistication.

The Outside

The property features a classic brick exterior, white-framed windows, and an elegant decorative front door, creating a warm and welcoming first impression. A private, gated driveway provides ample off-road parking and leads directly to both a versatile boot room and a practical double garage. The garage, complete with windows and a side door, ensures natural light and convenient access to the garden.

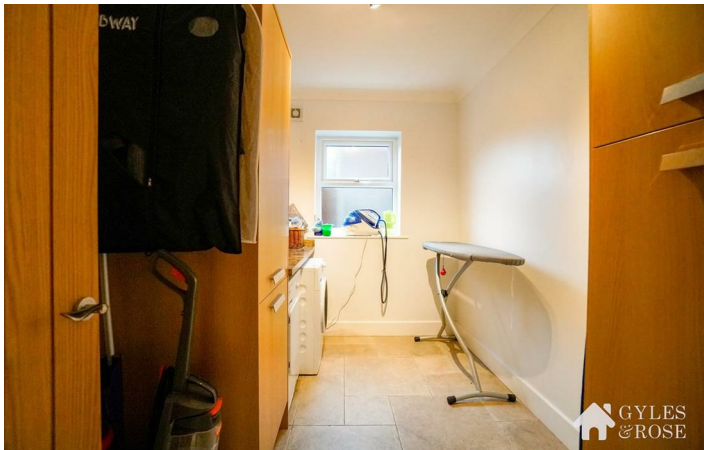
Through a gate, the rear garden reveals a serene outdoor haven, perfect for relaxation and entertaining. A spacious south facing patio offers an ideal setting for al fresco dining or hosting guests, while the expansive manicured lawn, framed by mature shrubbery and trees, adds a vibrant touch of greenery with picturesque views of the surrounding countryside. Fully enclosed by secure fencing, the garden ensures privacy and tranquillity, making it an inviting space for family enjoyment or peaceful reflection.

Adding to its practicality, the garden features a well-placed shed, providing additional storage for tools or outdoor equipment. Thoughtfully landscaped and seamlessly integrated with the home, this outdoor space strikes a perfect balance between functionality and serenity, making it a true highlight of this delightful property.

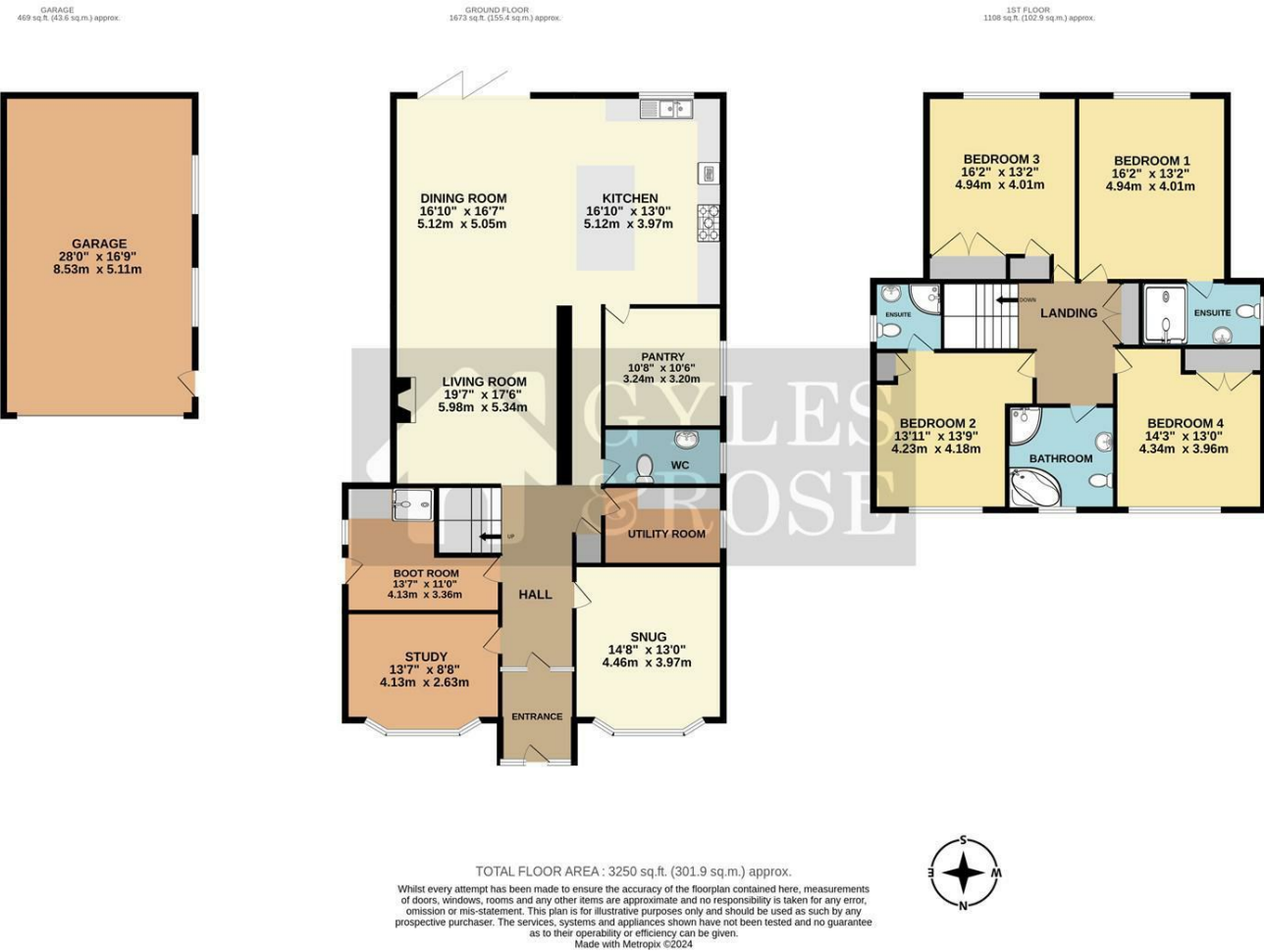
The Area

Set in the picturesque village of Copford, just west of Colchester, this property offers the perfect balance of rural charm and modern convenience. Surrounded by scenic countryside, Copford is ideal for those who enjoy outdoor activities, with numerous walking and cycling routes to explore. The village itself fosters a strong sense of community, with a local pub, village hall, and a variety of activities for residents. For day-to-day needs, local shops and supermarkets are easily accessible, while Colchester town centre is just a short drive away, offering a wider selection of shopping, dining, and entertainment options. The area is well-connected for commuters, with excellent transport links, including Colchester North Station, which provides regular rail services to London, and easy access to the A12 for seamless road connections.

Further Information



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

