



Lower Wivenhoe

****Chain Free****

A fully refurbished, beautifully presented 3-bedroom home in Lower Wivenhoe with a west-facing garden and parking.

Guide price £425,000

Oakleigh Court

Wivenhoe, Colchester, CO7



- Chain Free
- Stunning walks
- Vibrant waterside location on quiet road
- Guide Price £425,000 - £450,000
- West facing garden
- Close to amenities
- Parking
- Lower Wivenhoe
- Excellent transport links - Mainline railway in to London
- Wivenhoe named best place to live in East of England by Sunday Times

The Property
Welcome to this beautifully presented three-bedroom home, perfect for modern family living.

Upon entering, to the left is a stunning, newly fitted kitchen and breakfast room, featuring a stylish two-tone neutral palette with elegant quartz countertops. Designed with both form and function in mind, it offers ample storage and dining space. Wood-effect floors add warmth and continuity throughout the ground floor. Across the spacious hallway, the living room is bathed in natural light, thanks to its triple-aspect windows and west-facing double doors that open onto the garden. This inviting space is tastefully decorated in neutral tones and fully carpeted, ensuring comfort and cosiness.

At the rear of the ground floor, there is a well-appointed WC, along with a secondary entrance leading to the back of the property.

Upstairs, the main bedroom impresses with generous proportions and a private en-suite, complete with a walk-in shower, low-level WC, and a modern basin. The two additional double bedrooms are also bright and spacious, decorated in neutral tones and carpeted for warmth. The main bathroom includes a bath with an overhead shower, a low-level WC, and a stylish basin.

The Outside
Outside there is a well-designed courtyard style garden with potted plants and space to sit. The garden can be accessed via the back gate or the living room. There is also the added benefit of privately owned parking with this home.

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. 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.

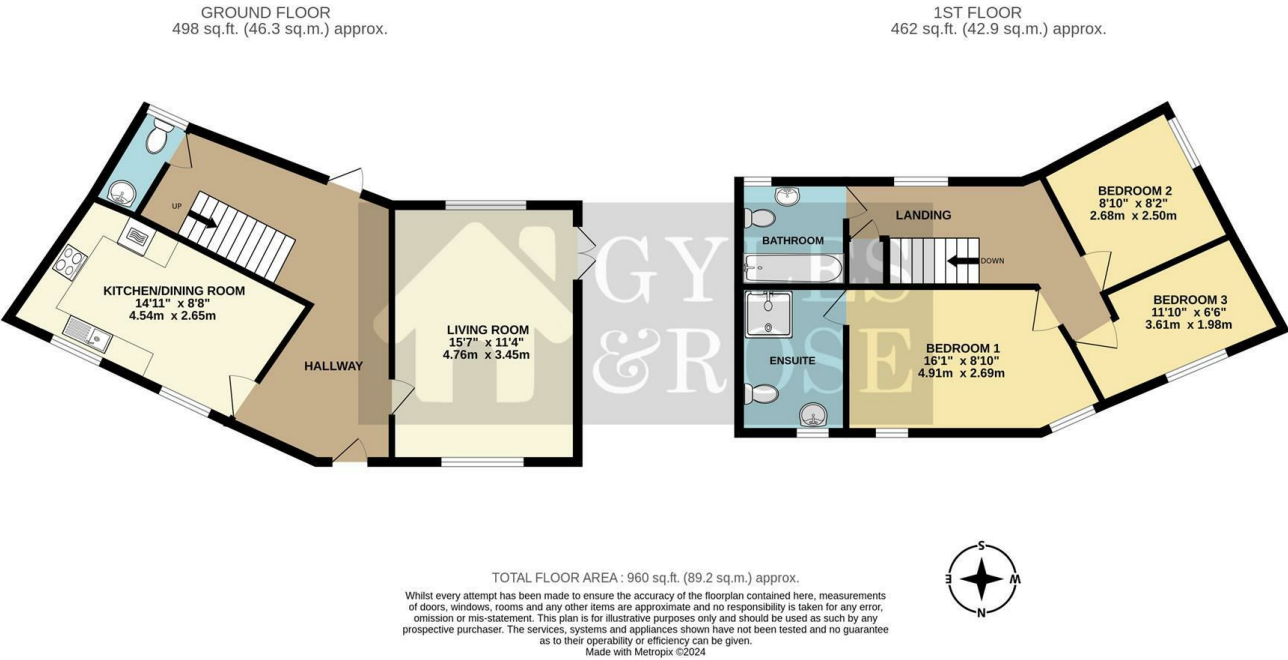
There are a fantastic number of local schools. Broomgrove and Millfields are both well regarded primary schools and for secondary education, Colne Community School and College is nearby. Slightly farther afield in Colchester there are plentiful further schooling options. Essex University is also within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



Floor Plan



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