



Honey Tye, Leavenheath

****Chain Free****

A charming and expansive period home set on a generous, private plot of over an acre in the highly desirable village of Leavenheath. The property offers scope for improvement for any new owners to make it their own and immediately add value.

Guide price £800,000

Honey Tye

Leavenheath, Colchester, CO6



- Chain Free
- Annex
- Short drive to Colchester Mainline Station
- Potential building plot (STP)
- Over 1 acre plot
- 5/6 Bedrooms
- Additional garage/workshop
- Double garage
- Add value through modernisation
- Parking for multiple vehicles

The Property

This period home offers a wealth of space and charm, starting with a generous entrance hall that leads to multiple reception rooms, perfect for both family living and entertaining. The main living room features a cosy log burner and double doors that open onto a sunny south-facing garden, providing a seamless connection between indoor and outdoor spaces. Off the hallway, the well-appointed kitchen offers plenty of room for dining and cooking and leads to a formal dining room or second reception, which enjoys lovely views of the garden and includes its own fireplace for added ambience. There is also a separate utility room and ground floor WC for added convenience.

The ground floor also includes a study, ideal for home working, and a self-contained annexe with its own private entrance. The annexe comprises a kitchen, living room, WC, bathroom, and two upstairs bedrooms, making it perfect for extended family, guests, or rental potential.

Upstairs, the main part of the house offers flexibility with 3 or 4 spacious double bedrooms, depending on the configuration. Two good-sized bathrooms serve these bedrooms, ensuring comfort and convenience for family and guests alike.

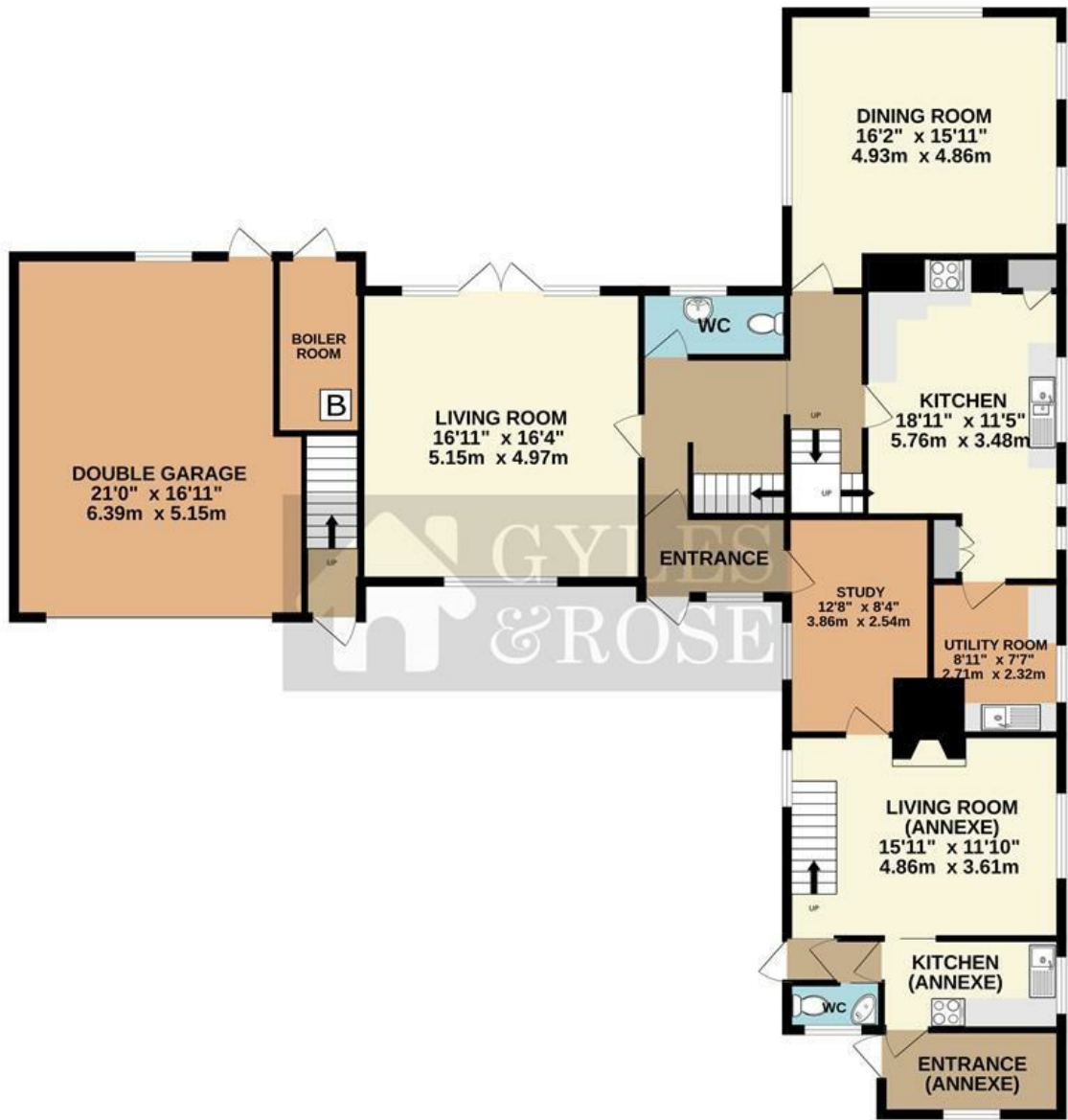
The Outside

The property is surrounded by expansive lawns, with established trees and hedgerows providing natural borders. The larger portion of the grounds lies to the east, while the rear boasts a more structured garden, offering a serene and private spot perfect for unwinding, hosting summer gatherings, and enjoying outdoor meals.



Floor Plan

GROUND FLOOR
1810 sq.ft. (168.1 sq.m.) approx.



TOTAL FLOOR AREA : 1810 sq.ft. (168.1 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		
Key energy efficient - lower running costs	Current	Potential	Key environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	