



## School Lane, Great Wigborough

In a quiet plot of private landscaped gardens, this handsome home set behind a gravelled driveway has 4 bedrooms and exceptional entertaining space. Set in the quiet Gt Wigborough countryside, a stones throw away from Mersea Island, the location is ideal for easy access to stunning walks, sought after public houses as well as the ample amenities Colchester's city centre has to offer.

Guide price £650,000

# School Lane

## Great Wigborough, Colchester, CO5



- Detached family home
- 4 bedrooms
- Sociable open plan layout with kitchen/diner
- Separate double reception room
- 2 bathrooms and guest WC
- Stunning gardens
- Off street parking and double garage

### The Property

Enviably positioned on a quiet country lane, this handsome 4 bedroom detached home is set behind a gravelled driveway. There's private parking for several vehicles here, as well as a double garage.

With internal spaces extending to nearly 2000sqft this home offers exceptional living and entertaining space. The kitchen/dining room provides a real family hub with its open plan design. The kitchen is generously sized with vinyl flooring, wooden cabinetry and integrated appliances. There is a separate utility room and downstairs guest cloakroom for added convenience.

Extending to over 25ft, is a double reception room. The living room has a feature fireplace and doors opening onto the garden whilst the current owners are using the second reception space as a more formal dining area. This provides the perfect place to unwind at the end of the day or a further impressive entertaining space for family and friends.

Ascend to the first floor and there are 4 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 walk in shower, sink unit and ample inbuilt storage space. A contemporary family bathroom completes the offerings of the first floor with a walk in shower, bath, low level WC and wash basin.

### The Outside

To the front, bushy hedging borders the driveway, with a large gravelled area set behind. This provides, not only an attractive facade, but ample off street parking. There is also a double garage.

At the rear, sprawling lawns give plentiful space for children to play or pets to roam. A paved patio, opening directly from the living room, is the perfect space for a seating area. With views over the verdant grass and beautifully manicured flower beds, it is a beautiful place to enjoy the sunshine and alfresco dining, particularly on a balmy summer's evening.

Glorious beds of natural grasses, herbaceous perennials and bouquets of herbs border the lawns, with garden paths weaving through the lawn. In the summer months, the garden gives way to a wave of wildflowers which ebbs and flows with the change of the seasons.

### The Area

Great Wigborough is situated to the South West of Colchester, between the villages of Peldon and Layer-de-la-Haye. The area is well known for its rural views and nature reserve at the Abberton Reservoir, a wetland site of international importance for wildfowl where up to 40,000 ducks, swans and geese visit each year. As well as fabulous views, this brings fantastic bird watching opportunities.

Wonderful walks and bike rides are on your doorstep with a network reaching 16km of footpaths, cycle routes and bridleways. A short drive from the property and you can be enjoying a stroll along West Mersea's impressive coastline or making the most of the plentiful amenities on offer here or indeed in the nearby village of Tiptree.

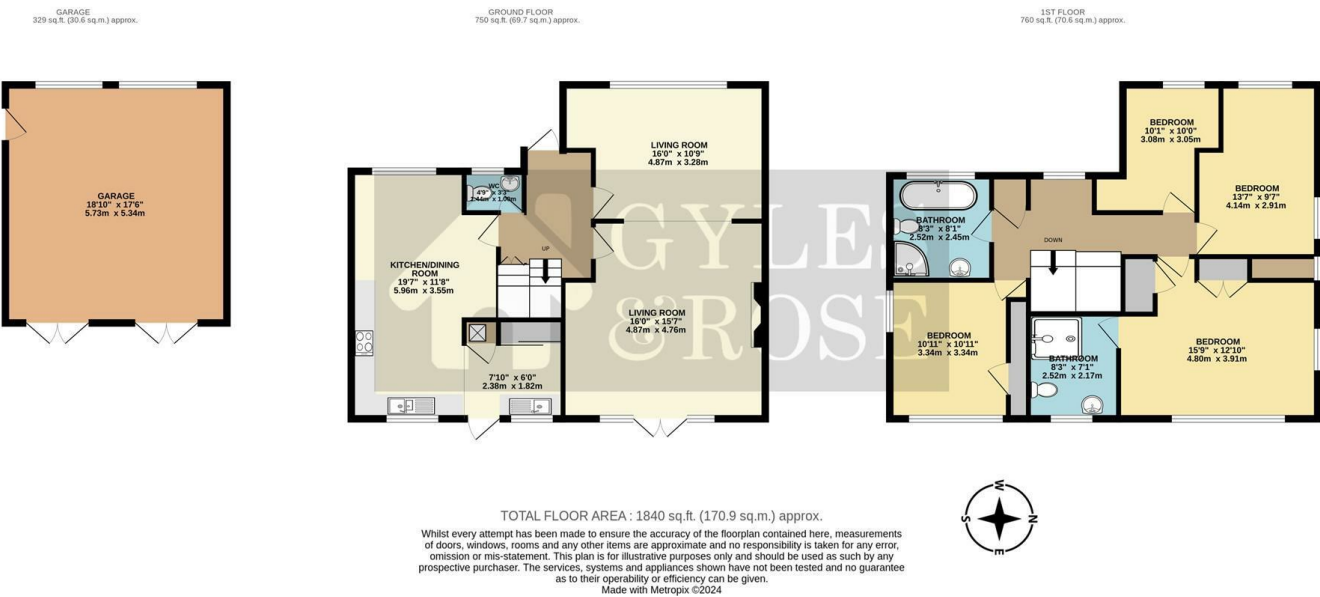
Approximately 7 miles away and you can be in Colchester's historic town centre. This provides an extensive range of shops, restaurants, social facilities and highly regarded schools and its main line railway station provides a regular service into London Liverpool Street with an estimated average journey time of 1hr.

Kelvedon train station is under twenty minutes drive away where a service to Liverpool Street runs with a journey time of around 45 minutes.

### Further Information



Floor Plan



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