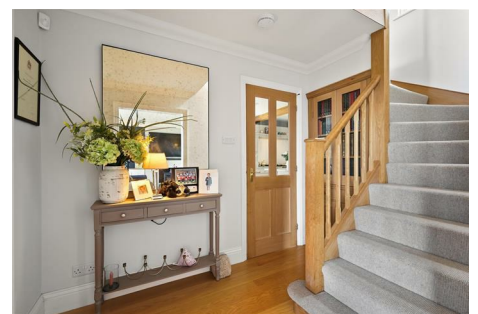
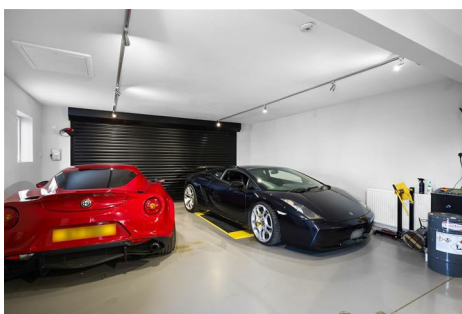




Bacons Lane, Chappel

Where modern comfort meets country charm - a home designed for family life.

This beautifully extended and refurbished family home offers stylish interiors, versatile living spaces, and sweeping countryside views - all set within the quiet semi-rural village of Chappel, on the edge of Colchester.

Guide price £800,000

Bacons Lane

Chappel, Colchester, CO6



- Four-bedroom detached family home
- Neptune kitchen with island, electric AGA and water softner
- Orangery dining room with vaulted ceiling
- Sitting room with wood-burning stove
- Principal suite with en-suite & dressing area
- Family bathroom with bath & walk-in shower
- Mumford and Wood double glazed sash windows
- Landscaped garden with terrace & hot tub
- Large heated and insulated workshop/garage with lift
- Stunning views/sunsets

The Property
This recently renovated four-bedroom detached home combines period character with contemporary finishes across nearly 2,000 sq. ft. of accommodation. A welcoming hallway boasting bespoke joinery providing ample storage space and solid oak flooring, leads into a cosy sitting room with a feature fireplace and a log burner, while a second reception/playroom, also with a wood-burning stove, offers flexibility for family life. The showpiece Neptune kitchen boasts shaker cabinetry, granite worktops, a central island, and dual control electric AGA, opening into a spectacular orangery-style dining room with vaulted ceiling, fitted electric blinds and glazed walls. Stylish limestone flooring runs underfoot throughout.

Upstairs, the principal bedroom with vaulted ceilings and fitted electric black out blinds features bespoke joinery, a walk-in wardrobe and luxury en-suite. The en-suite is beautifully finished with underfloor heating, as well as a walk-in shower and heated mirrors with towel rail. This impressive suite is accompanied by three further bedrooms and a contemporary family bathroom with both a free standing bath and a walk-in shower.

The Outside
The gardens are designed for both family use and entertaining, with a large stone terrace, pergola seating area with a gas fire and patio heaters, and a hot tub. A secure lawned garden provides plenty of space for children's play with raised oak vegetable gardens and a brick paved area with a garden shed.

The property also benefits from a substantial detached and fully insulated three-car garage with heating, lighting, and resin flooring - perfect for car enthusiasts, storage, or workshop use. The garage has a car service ramp installed, as well as fitted kitchen storage units. There is also ample private parking via a block-paved driveway.

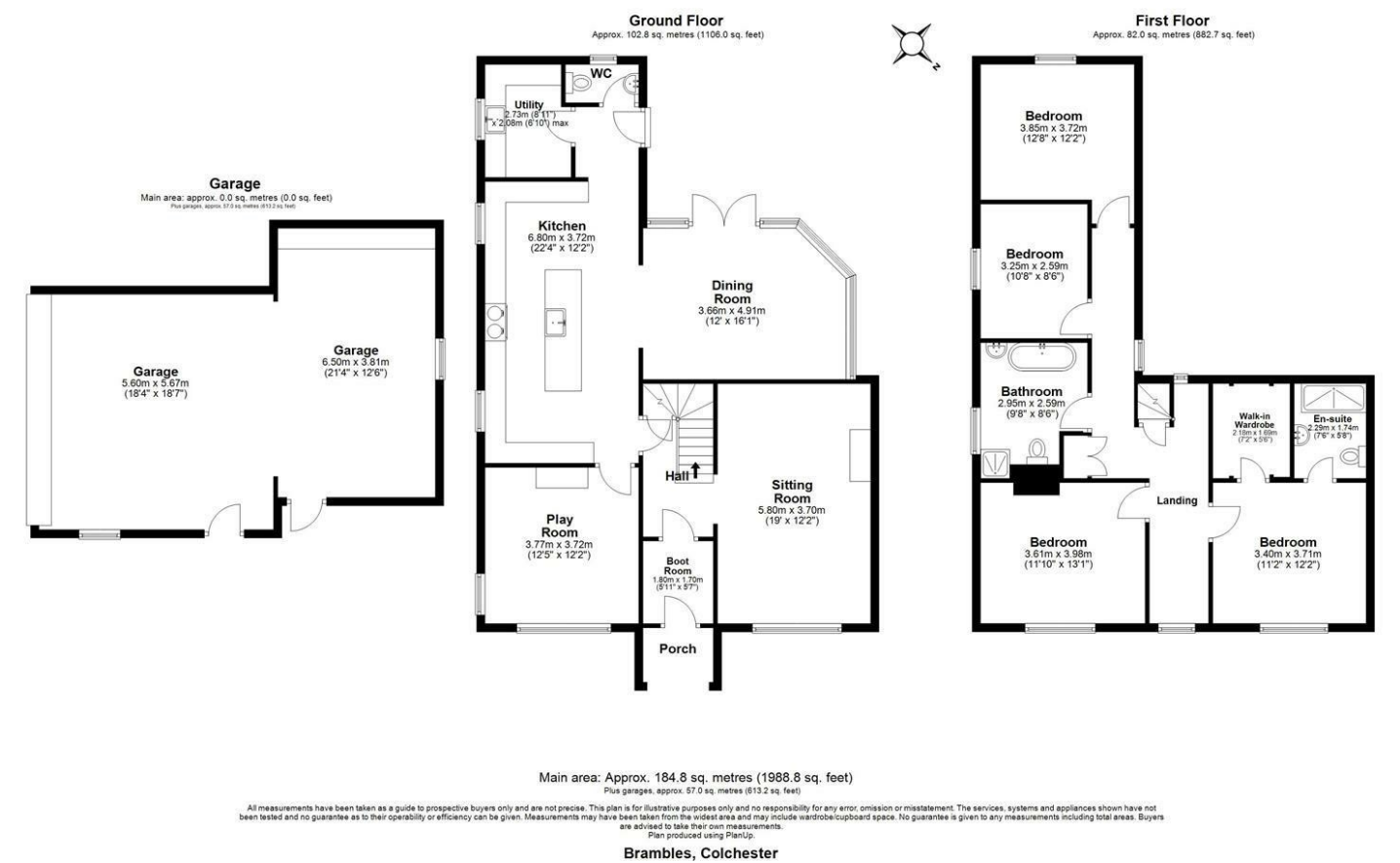
The Area
Chappel is a picturesque north Essex village, best known for its striking Victorian railway viaduct and strong sense of community. Surrounded by the scenic Colne Valley, it offers beautiful countryside walks, a traditional village pub, and the East Anglian Railway Museum, which also hosts the popular Chappel Beer Festival each September. The village benefits from its own station at Chappel & Wakes Colne, with connections via Marks Tey to London Liverpool Street in under an hour, while the A12 provides excellent road links. Families are well served with a local primary school and access to highly regarded state and independent schools in nearby Colchester. Combining rural charm with convenience, Chappel is a sought-after location for those wanting peaceful village life within easy reach of London and Colchester.

Further Information
Tenure: Freehold
Council Tax: Colchester Band E
Construction: Brick
Mains water, electricity and sewerage.
Oil Central Heating
Seller position: Needs to secure onward purchase.

In line with the Estate Agents Act 1979 - This vendor is a friend/relative of someone who works at Gyles & Rose.



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.

Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A				(92 plus) 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	