

**Colchester Road, Wivenhoe
CO7 9HT
Offers in Excess of £500,000 Freehold**



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
www.townandcountryresidential.co.uk**



- DETACHED PERIOD PROPERTY
- COUNTRYSIDE LOCATION
- THREE BEDROOMS
- SPACIOUS LOUNGE
- SEPARATE DINING ROOM
- GARDEN ROOM
- FAMILY BATHROOM & DOWNSTAIRS SHOWER-ROOM
- SPACIOUS PLOT 1/2 ACRE (sts)
- OFF ROAD PARKING & DOUBLE GARAGE
- NO ONWARD CHAIN

**** ICONIC WIVENHOE HOUSE ****

Situated on the outskirts of Wivenhoe in an idyllic location bordering fields, between the town and the University, this period property really is a piece of Wivenhoe history. Converted over the years, this three bedroom family home, sitting in 1/2 acre (sts) of grounds, really is a rare find.

The ground floor features a spacious lounge with dual aspect windows to enjoy the gardens, a dining room for family and guests alike, a garden room overlooking the rear of the property to sit and relax on those sunny afternoons, a large kitchen/breakfast room for all the family and a downstairs shower/cloakroom for convenience.

The first floor features three double bedrooms and a family bathroom. Outside you pull onto the drive which opens out into a turning space in front of the double garage. The wrap around garden, which is surrounded by fields on three sides, predominately faces South-West, a feature that offers a glorious sunshine spot in the afternoon and evening, perfect for alfresco dining or for children to play.

Whilst the property would benefit from modernisation, there is plenty of character that could be incorporated to maintain its heritage feel.

**** NO ONWARD CHAIN ****



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Partially glazed wooden door, carpet flooring, wall lights, radiator, under stair storage, stairs to first floor landing.

DINING ROOM

13' 0" x 12' 4" (3.96m x 3.76m)

Dual aspect windows to front and side aspects, carpet flooring, wall lights, radiator, exposed beams.

LOUNGE

19' 2" x 11' 11" (5.84m x 3.63m)

Dual aspect windows to front and side aspects, carpet flooring, wall lights, radiator. Brick built feature fireplace, exposed beams.

KITCHEN/BREAKFAST ROOM

24' 9" x 8' 1" (7.54m x 2.46m)

Two windows to rear aspect, vinyl flooring, two centre lights, radiator. Range of wall and base units incorporating a stainless steel sink with double drainer, space for electric cooker, washing machine, dishwasher fridge/freezer, oil powered boiler.

GARDEN ROOM

14' 11" x 8' 6" (4.54m x 2.59m)

Door to rear, windows to side and rear, carpet, spot lights & wall mounted lights, radiator

SHOWER ROOM

7' 6" x 4' 0" (2.28m x 1.22m)

Obscured window to rear aspect, vinyl flooring, centre light. Low level WC, pedestal wash hand basin and shower enclosure.



FIRST FLOOR LANDING

Windows to front aspect, carpet flooring, wall lights, radiator, exposed beams.

BEDROOM ONE

13' 5" x 12' 4" (4.09m x 3.76m)

Windows to front and side aspects, carpet flooring, centre light, radiator, double built-in wardrobes, exposed beams.

BEDROOM TWO

12' 6" x 9' 6" (3.81m x 2.89m)

Windows to front and side aspect, carpet flooring, centre light, radiator, exposed beams.

BEDROOM THREE

11' 11" x 8' 1" (3.63m x 2.46m)

Window to rear aspect, carpet flooring, centre light, radiator, eaves storage.

FAMILY BATHROOM

7' 0" x 6' 10" (2.13m x 2.08m)

Window to rear aspect, carpet flooring, centre light, radiator. Panelled bath, low level WC and pedestal wash hand basin, partially tiled walls, loft hatch.

EXTERIOR

FRONT

Stone wall to front with mature hedging, laid to lawn, tarmac driveway with mature hedges to borders, off road parking, access to double garage, heating oil storage tank.

REAR

Laid to lawn with flower beds and mature shrubs to borders.

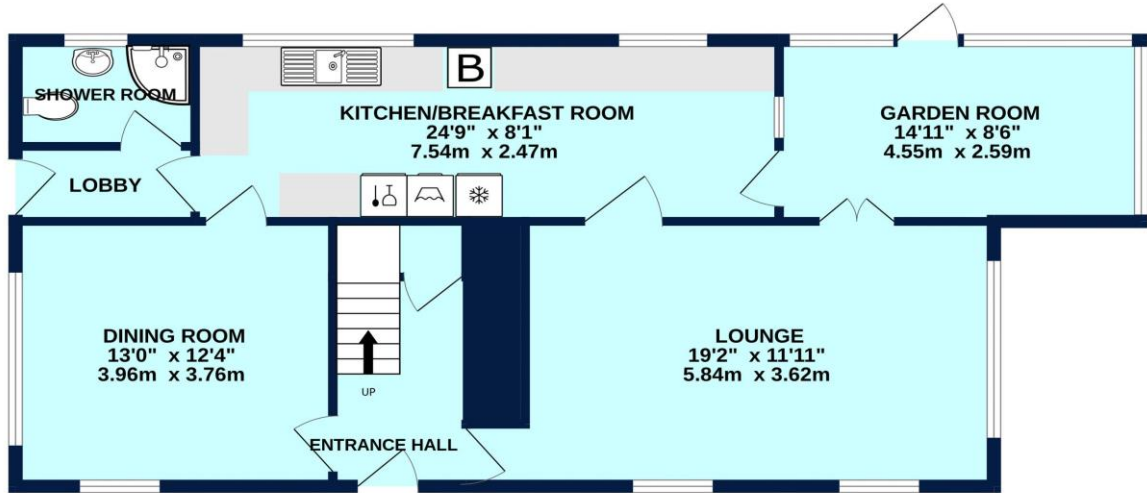




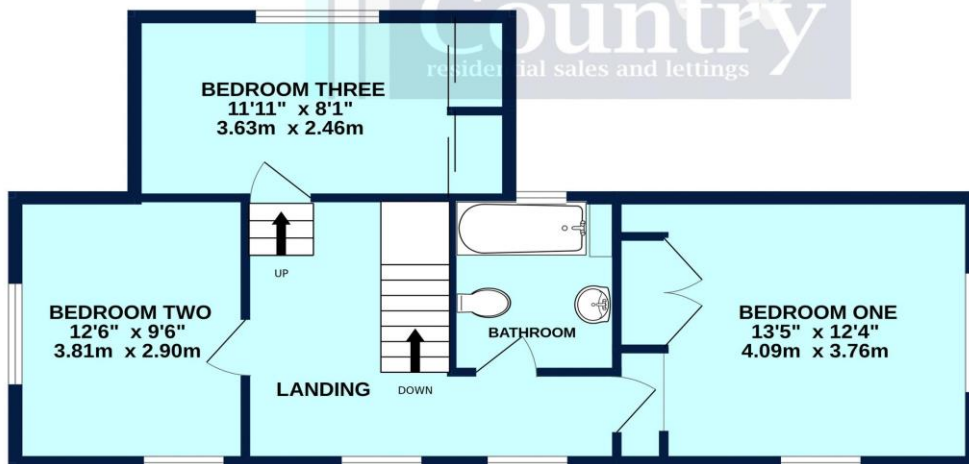


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

GROUND FLOOR 836 sq.ft. (77.7 sq.m.) approx.



1ST FLOOR 595 sq.ft. (55.3 sq.m.) approx.



COLCHESTER ROAD

TOTAL FLOOR AREA: 1432 sq.ft. (133.0 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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