



The Briars

Peldon Road | Peldon | CO5 7PE

 FINE & COUNTRY









STEP INSIDE

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An exceptional five bedroom family home occupying beautifully landscaped grounds of approximately one third of an acre in the highly desirable village of Peldon. Extending to around 2,700 sq ft, The Briars combines sophisticated interiors, outstanding entertaining space and an enviable lifestyle setting close to the Essex coastline.

STEP INSIDE

Behind its attractive frontage, The Briars unfolds into a thoughtfully designed home where each space has been carefully curated to balance modern family life with elegant entertaining.

An entrance vestibule opens into a welcoming hall, setting the tone for the quality found throughout the property. To the front of the house, a cosy snug provides a more intimate reception space. There is also a generous study, well suited to home working and a convenient ground floor cloakroom.

Undoubtedly the centrepiece of the home, the magnificent kitchen/dining room has been designed as a statement entertaining space. Beautifully appointed and flooded with natural light, it provides an impressive setting for everything from informal family breakfasts to larger gatherings with friends, while bi-fold doors blur the distinction between home and garden. Comprehensively fitted with an extensive range of units, the room flows effortlessly onto the terrace, creating a seamless connection between indoor and outdoor living. A separate utility room provides valuable additional storage and workspace.

The substantial dual-aspect sitting room offers a wonderfully relaxing retreat, with garden views, excellent natural light and bi-fold doors opening directly onto the terrace. During the summer months the room becomes a seamless extension of the outdoor entertaining areas.

A turning staircase rises to the first-floor landing, where five bedrooms are arranged around the central landing area. The principal bedroom enjoys the feel of a private sanctuary, complemented by a luxurious en-suite bathroom. The remaining bedrooms are generously proportioned and served by an equally well-appointed family bathroom, while air conditioning to four bedrooms ensures year-round comfort.



STEP OUTSIDE

The property sits attractively back from the road, approached via a driveway providing extensive off-road parking.

The grounds have been meticulously designed to create an exceptional outdoor living environment. Rarely does a garden offer such a complete entertainment experience, with dedicated areas for dining, relaxing and socialising all seamlessly integrated within the landscape. The gardens feature an outdoor kitchen complete with smoker and pizza oven, a bar area, and two separate terraces with retractable roof pergolas and integrated heating.

A large sun terrace adjoins both the kitchen/dining room and sitting room, encouraging seamless indoor-outdoor living. Beyond, immaculate lawns are complemented by a flourishing kitchen garden, offering both beauty and practicality.

The detached double cart lodge, incorporating a workshop/home office, provides versatile ancillary accommodation and offers exciting potential for a variety of uses, subject to any necessary consents.

For those who enjoy coastal living, the property is ideally positioned to enjoy the attractions of nearby Mersea Island, offering the benefits of Waterside living within easy reach.

LOCATION

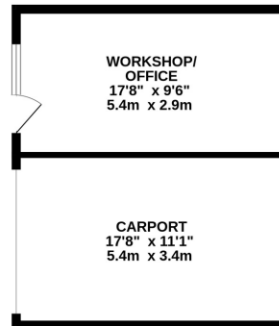
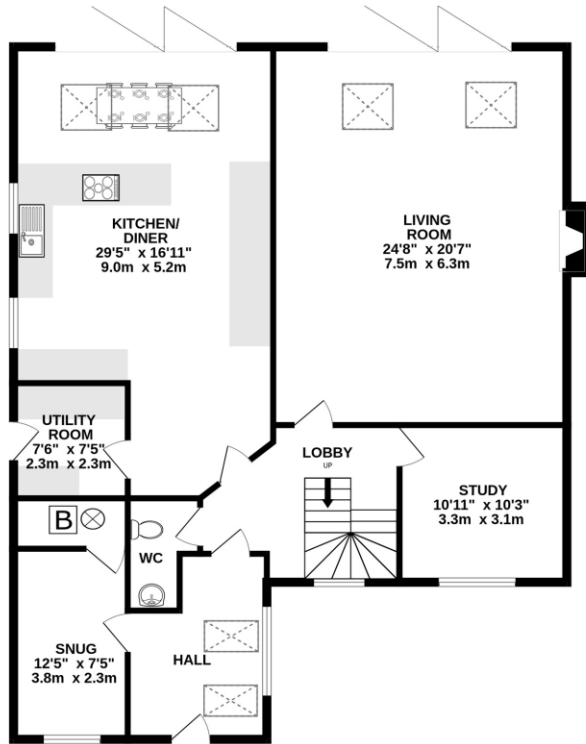
Peldon is a charming village, offering a peaceful countryside lifestyle just a short drive from Colchester. The proximity of nearby Mersea Island enhances the lifestyle appeal of the location, offering coastal walks, beaches, renowned seafood restaurants and some of the finest sailing facilities on the East Coast. The prestigious Mersea Yacht Club, remains one of the country's most respected sailing venues, whilst The Company Shed has earned a reputation as one of Essex's most popular destinations for fresh seafood.

The village features a historic pub, the Peldon Rose, a community-focused village hall, and a green space for leisure. For shopping and services, residents typically travel to nearby Colchester or West Mersea.

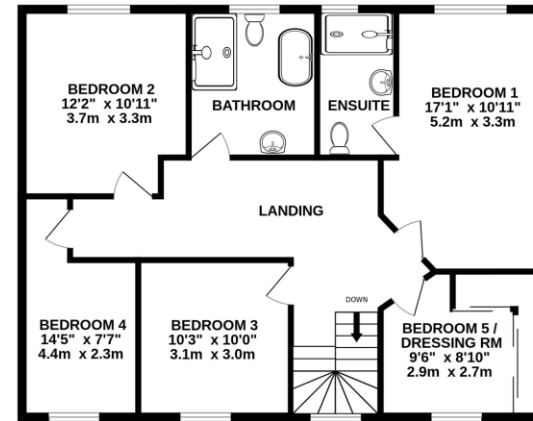
Transport links are convenient for commuters. Colchester is about 15 minutes away by car, and local bus services connect Peldon to surrounding villages and towns.

Nearby villages offer several well-rated primary options including Langenhoe Community Primary School, Mersea Island School, Fingringhoe C of E Primary, and Layer-de-la-Haye C of E Primary. For secondary education, Colchester provides excellent choices such as Colchester County High School for Girls and Colchester Royal Grammar School, both rated Outstanding, along with Philip Morant School. Private education is also accessible in Colchester, with notable schools including Colchester Prep & High School, St Mary's School for Girls, Holmwood House, Littlegarth School, and Oxford House School.

GROUND FLOOR
1793 sq.ft. (166.6 sq.m.) approx.



1ST FLOOR
914 sq.ft. (84.9 sq.m.) approx.



TOTAL FLOOR AREA : 2707 sq.ft. (251.5 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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RICHARD SEELEY
SALES MANAGER

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