



**NP** NICHOLAS  
PERCIVAL

**For Sale.** Holly Lodge, Halstead Road  
Eight Ash Green, Colchester, Essex CO6 3QH

Incorporating **BS** BIRCHALL  
STEEL





## Holly Lodge, Halstead Road, Eight Ash Green, Colchester, Essex CO6 3QH

Offered with No Onward Chain, Holly Lodge is a detached four-bedroom family home, located in the popular village of Eight Ash Green, to the west of Colchester.

The property offers spacious accommodation, ample parking for numerous vehicles behind a gated driveway, all set within a generous plot in excess of 0.4 acres (stls), with mature gardens to front and rear.

**Tenure Freehold | Council Tax Band F | Oil-Fired Central Heating | EPC E**







## The Heart of the Home

Holly Lodge is a four-bedroom detached family home in the popular west of Colchester village of Eight Ash Green.

The property offers spacious accommodation, ample off-road parking, mature gardens all set within an enviably proportioned plot of circa 0.4 acres (subject to survey).

Set behind a gated entrance, a storm porch welcomes you to the property and the hallway provides access to the spacious sitting room with open fireplace and bay window, double doors allow access to the dining room / second sitting room. The dining area is dual aspect with a door to the garden. The sitting area features an open fireplace and enjoys views of the rear garden.

The kitchen features space for a freestanding electric oven and a freestanding undercounter fridge. There is also space and plumbing for a freestanding dishwasher. Ample storage is provided by a good array of cupboards and drawers.

A door to the garage provides access to the the gardeners toilet with washbasin, and the utility area of the garage hosts space and plumbing for a washing machine as well as providing space for a fridge freezer.

The main cloakroom off the hallway completes the ground floor accommodation and is comprised of a toilet and handbasin.

Ascending the stairs to the first floor, the main bedroom with built in wardrobes is to the front of the property.

Bedrooms two and three are also doubles, both with built in wardrobe space and both with handbasins.

The fourth bedroom is a spacious single (with handbasin) that is presently utilised as a study.

The family shower room is comprised of a double shower cubicle, and handbasin set within a vanity unit.

There is a separate cloakroom with toilet.

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## Location

Holly Lodge is located in the popular village of Eight Ash Green to the west of the city of Colchester.

The village primary school was rated as 'Good' at the latest Ofsted report. The Tollgate Retail Park is close at hand and offers a wide range of stores, supermarket and a number of restaurants. The historic city of Colchester is a short drive away and offers all the leisure, entertainment and shopping facilities expected of a major regional centre.

Transport connections are first rate, the A12, A1124 and A120 are all easily reached and the mainline railway station of Marks Tey provides access to London Liverpool Street station in around 50 minutes.







## Outside

Holly Lodge is approached via a gated gravel driveway that provides parking for numerous vehicle (in addition to the single garage). Side access to the rear garden is provided both to the left- and right-hand sides of the property.

The gardens (both front and rear) feature a range of mature beds, borders, trees, and shrubs as well as lawned areas. The rear garden also features an ornamental pond.

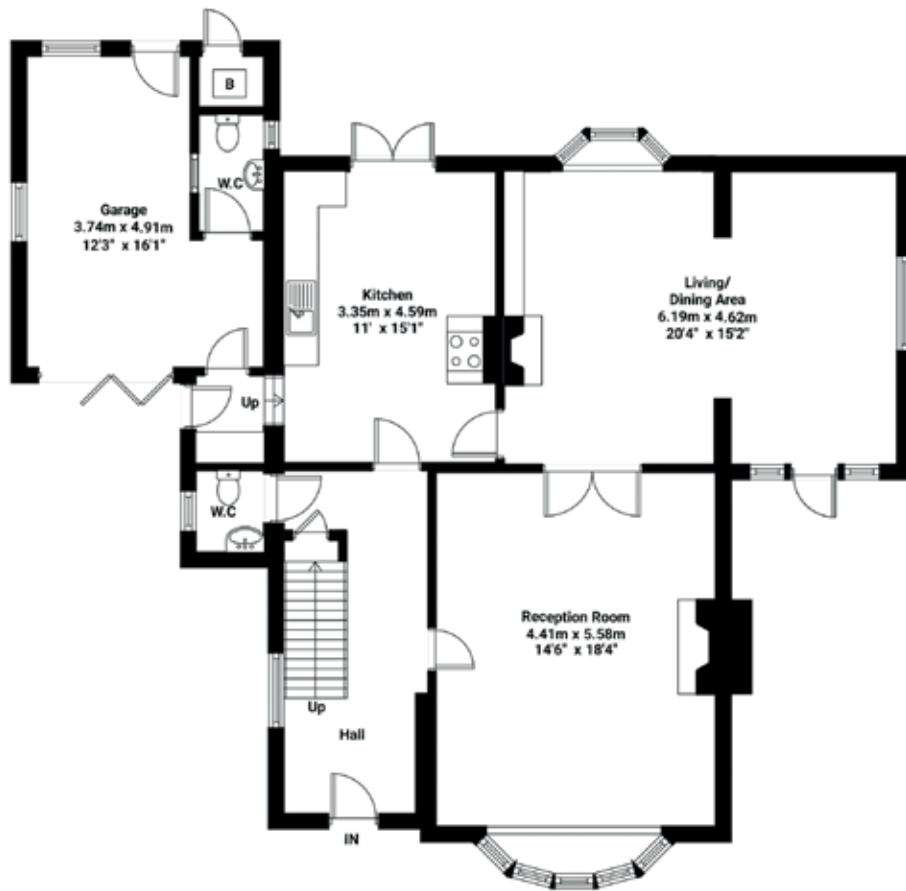
Holly Lodge enjoys a generously proportioned plot in excess of 0.4 acres – subject to survey.

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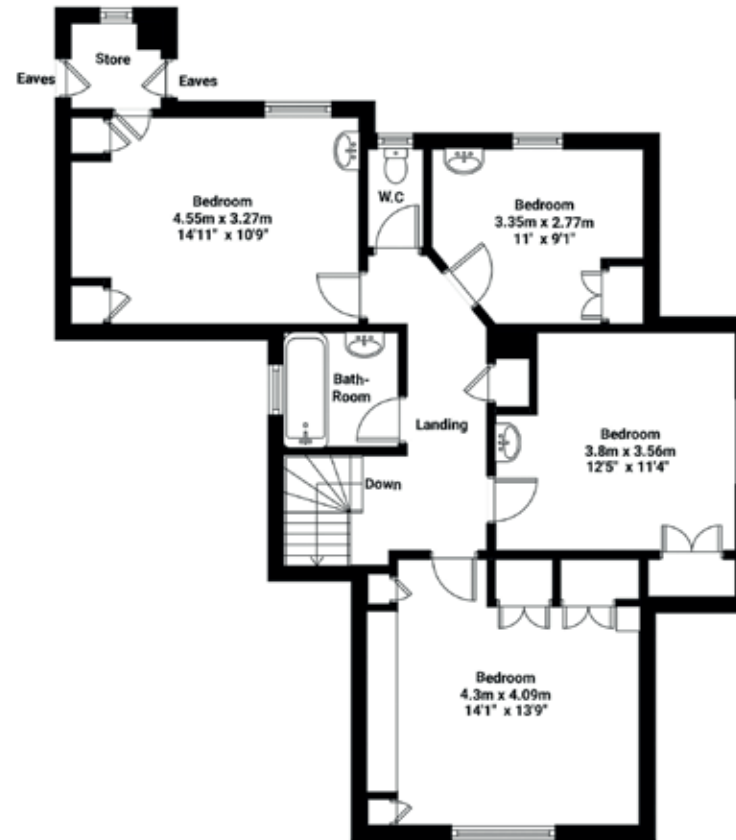








Ground Floor



First Floor

**TOTAL APPROXIMATE FLOOR AREA :**  
**1884 sq ft (175.1 sq mt)**

**Holly Lodge, Eight Ash Green, Colchester**

Illustration for identification purposes only. Measurements are approximate and not to scale.



Viewing is strictly by appointment with the Sole Selling Agents.

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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

**Agents Notes.**

Restrictive Covenants Apply.

Stamp Duty Land Tax will need to be paid to purchase this property. Please use the web link to the government website: <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro> to assess your position. Other charges such as solicitors' fees and removal costs will also need to be considered.

Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.