



**NP** NICHOLAS  
PERCIVAL

**For Sale.** Open Acres

Inworth Lane, Wakes Colne, Colchester, Essex CO6 2BE

Incorporating **BS** BIRCHALL  
STEEL





### **Open Acres, Inworth Lane, Wakes Colne, Colchester, Essex CO6 2BE**

Open Acres is a detached four bedroom family home, tucked away in a peaceful countryside setting. The property enjoys a generously proportioned plot and the accommodation on offer includes three double bedrooms and spacious single bedroom, ensuite shower room, kitchen / breakfast room, utility room, lounge, dining room, study, hobby room and uninterrupted countryside views, thus Open Acres will offer the new owners a wonderful base to enjoy all the local area has to offer including some exceptional countryside on your doorstep.

**Tenure Freehold | Oil Central Heating | EPC D Council Tax Band F**  
**Mains Water, Drainage and Electricity Connected**



## Open Acres

An entrance lobby welcomes you to the property opening to the hall way that provides access to the spacious sitting room with bay window and door to the garden beyond. The dining room (also with bay window) comfortably accommodates family celebrations. The kitchen / breakfast room offers twin integrated eye-level BOSCH ovens, a BOSCH induction hob and integrated dishwasher. Ample storage is provided by a good array of cupboards and drawers set within an attractive granite worktop and there is a breakfast bar for informal dining. Adjacent to the kitchen is the utility room which provides space for a free standing washing machine, tumble dryer and American style fridge-freezer, as well as the oil boiler. To the rear, there is a study with views of the garden, ideal for those that have the opportunity to work from home. Leading from the study is the dual aspect hobby room, which in previous times was used as a ground-floor bedroom, that may support multi-generational living, a door from the hobby room provides direct access to the garden. The cloakroom completes the ground floor accommodation.

Ascending the stairs to the first floor principle bedroom enjoys views across the garden and the countryside beyond. This bedroom also benefits from fitted wardrobes and walk-in wardrobe. The ensuite shower room is comprised of a shower cubicle, pedestal handbasin, heated towel rail and wc. Bedroom two is a spacious double to the rear with fitted wardrobes, bedroom three is a double to the front and the fourth bedroom which is a spacious single (with built in wardrobe) is presently used as a dressing room.

The four piece family bathroom completes the internal accommodation and is comprised of a bath, separate shower cubicle handbasin set within a vanity unit, heated towel rail and wc.

## Outdoor Living

Externally a block paved driveway and gravelled parking area provides ample parking for numerous vehicles, and there is gated access to the southerly facing rear garden.

Adjacent to the house is a patio, ornamental pond and decked area with pergola, ideal for entertaining family and friends. The garden is neatly planted with mature beds and borders and enjoys open countryside views. The workshop (adjoined to the property) completes Open Acres and offers a range of potential uses to suit the requirements of the new owners.





**Location.**

Open Acres

Inworth Lane, Wakes Colne, Colchester, Essex

Sat-Nav Ref: **CO6 2BE**

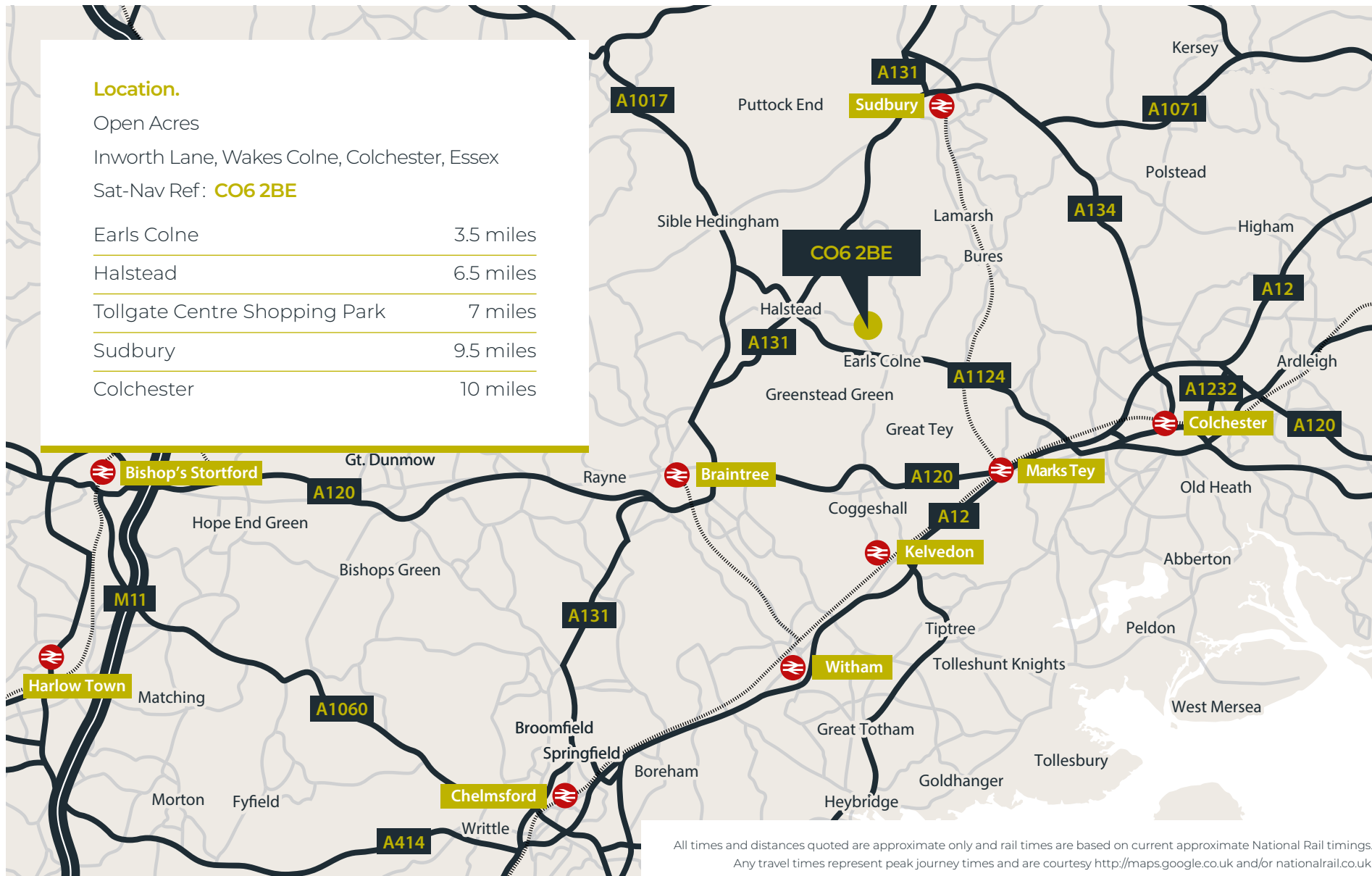
Earls Colne 3.5 miles

Halstead 6.5 miles

Tollgate Centre Shopping Park 7 miles

Sudbury 9.5 miles

Colchester 10 miles



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or [nationalrail.co.uk](http://nationalrail.co.uk)



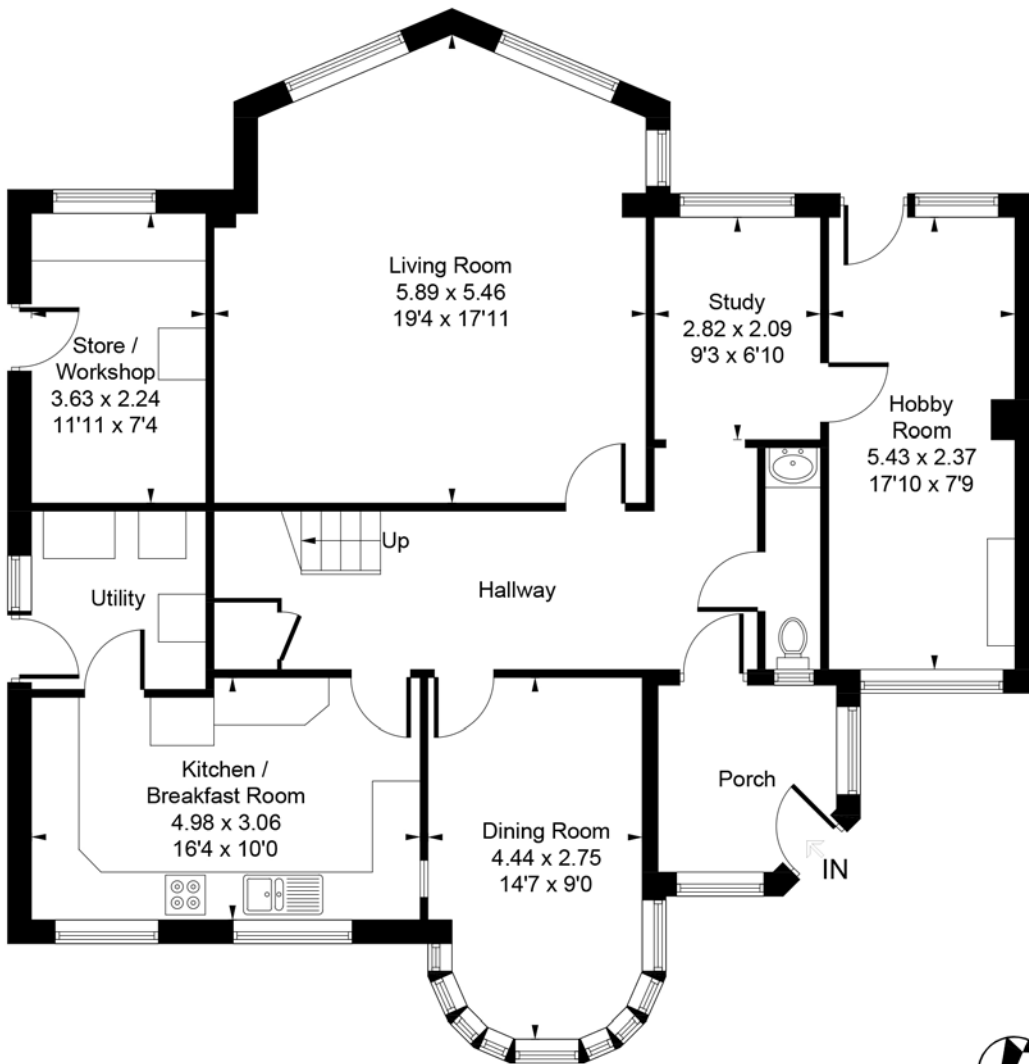
## Location

Wakes Colne is a charming village surrounded by rolling Essex countryside, offering a perfect balance of rural living and convenience.

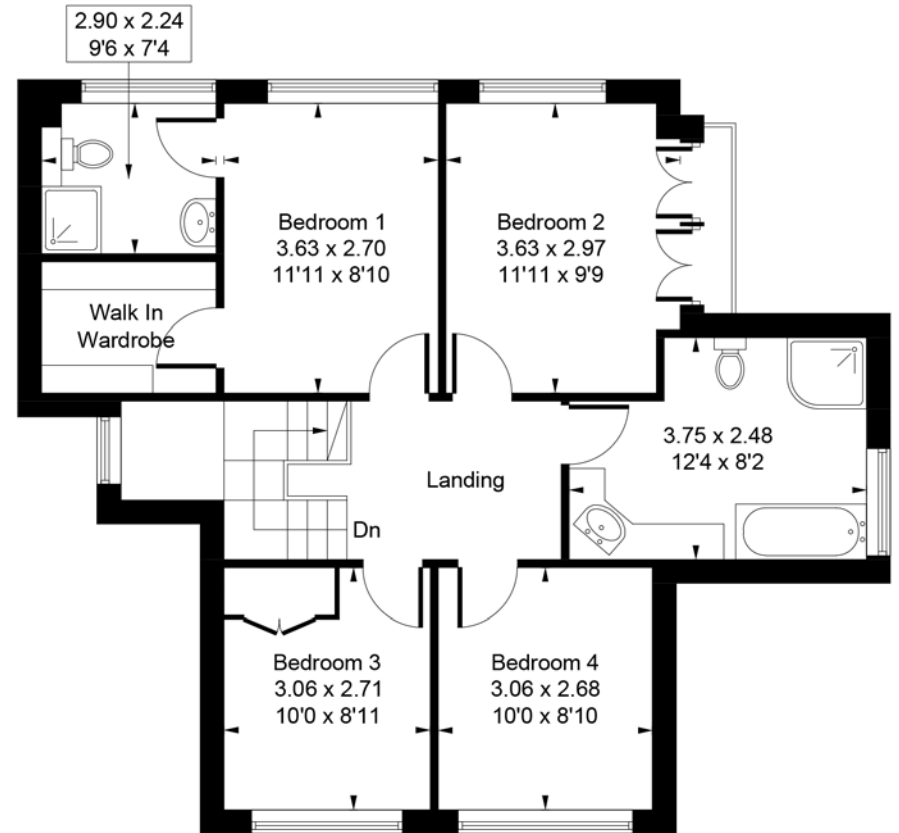
The village has its own station on the picturesque Gainsborough Line, providing direct connections to Marks Tey for onward trains to London Liverpool Street, making it ideal for commuters. There is a welcoming community with a local pub and village store, and a key feature of the landscape the historic viaduct. For a wider choice of shopping, dining, and schooling, Colchester is just a short drive away, while the Dedham Vale Area of Outstanding Natural Beauty and nearby Constable Country provide endless opportunities for walking, cycling and exploring

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Ground Floor



First Floor



Approximate Gross Internal Area = 1847 sq ft / 171.6 sq m  
 Store / Workshop = 87 sq ft / 8.1 sq m  
 Total = 1934 sq ft / 179.7 sq m

Illustration for identification purposes only, measurements are approximate, 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

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.