



Hall Cottage

Ford Lane | Alresford | CO7 8AY

FINE & COUNTRY

SELLER INSIGHT

“We've always loved the sense of calm here - it feels quietly tucked away, with plenty of space around you, yet never isolated.

There are some beautiful walks straight from the door, particularly out towards the Colne Estuary, and we've often spent weekends exploring nearby spots like Dedham and Stoke-by-Nayland, which are both within an easy drive.

The setting really offers the best of both worlds. It's peaceful and private, but at the same time incredibly convenient, with Colchester close by for everything you need, and direct trains into London making it very manageable for commuting.

The annexe has also been a real asset for us, giving that extra flexibility for working from home or having family and guests to stay while still keeping a sense of independence.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









STEP INSIDE

Hall Cottage

OVERVIEW

Set within a private and secluded position, this beautifully updated four-bedroom period cottage offers a thoughtful balance of character, space and modern comfort, complemented by a self-contained barn annexe that provides a valuable layer of flexibility.

Approached via a tree-lined drive, the house enjoys a quietly tucked-away setting, with flexible living space and landscaped gardens of approximately 0.3 acres (STS). With Alresford station within easy reach, providing direct connections to London Liverpool Street, the property combines a sense of retreat with everyday accessibility.

STEP INSIDE

A welcoming hallway leads through to two elegant, south-facing reception rooms, both filled with natural light and centred around traditional fireplaces. The dining room is enhanced by bespoke built-in shelving, while the adjoining kitchen offers a considered blend of classic style and practicality, complete with a pantry.

A utility room, boot room and cloakroom provide additional functionality, supporting the flow of day-to-day living and entertaining.

Upstairs, the principal bedrooms enjoy open views across the gardens, creating a calm and restful feel. A well-appointed family bathroom serves the first floor, alongside a third bedroom currently arranged as a dressing room.

The detached barn has been carefully converted to provide a self-contained annexe, offering a high degree of flexibility. The ground floor provides a generous open space, suited to home working, a studio or gym, while the first floor includes a bedroom and bathroom, ideal for guests or independent accommodation.



STEP OUTSIDE

Hall Cottage

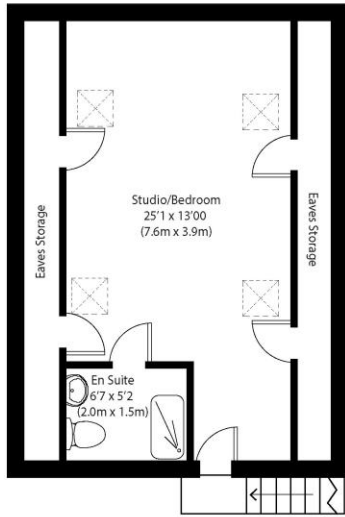
STEP OUTSIDE

The gardens extend to approximately 0.3 acres (STS) and are predominantly laid to lawn, bordered by mature cherry and holly trees which create a natural sense of enclosure and privacy. Recently enhanced with new fencing and established planting, the grounds feel both open and sheltered, offering a versatile space for entertaining, family life or quiet enjoyment of the surroundings.

LOCATION

The setting offers a rare balance of seclusion and accessibility. There are walks directly from the doorstep towards the Colne Estuary, while the surrounding area provides access to some of North Essex's most attractive countryside and coastal landscapes.

The property is well placed for nearby village amenities, with the sought-after riverside town of Wivenhoe and the wider facilities of Colchester both within easy reach, including Waitrose and David Lloyd. Direct rail services to London Liverpool Street support both commuting and hybrid working.



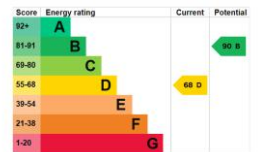
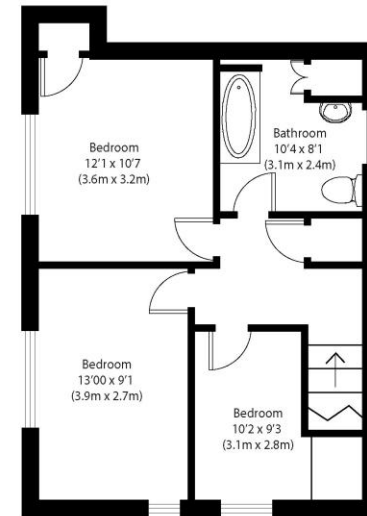
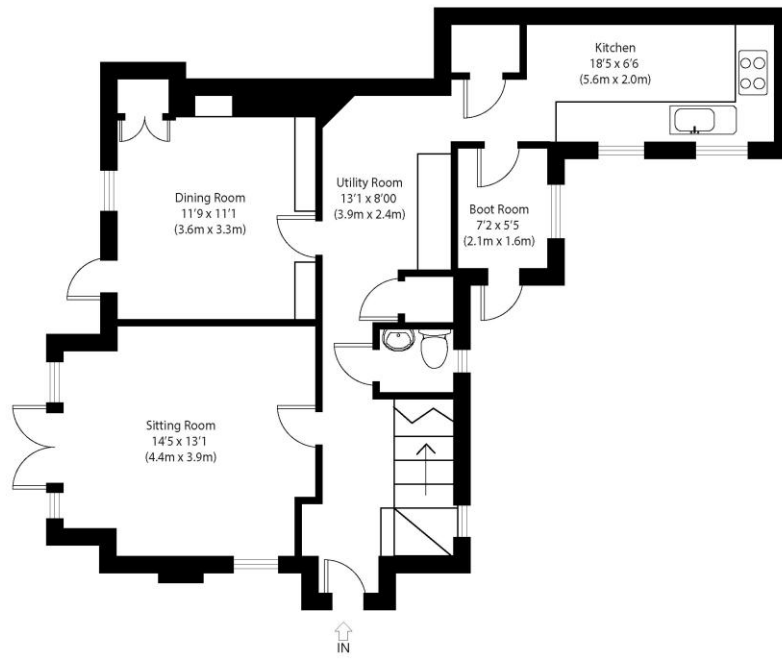
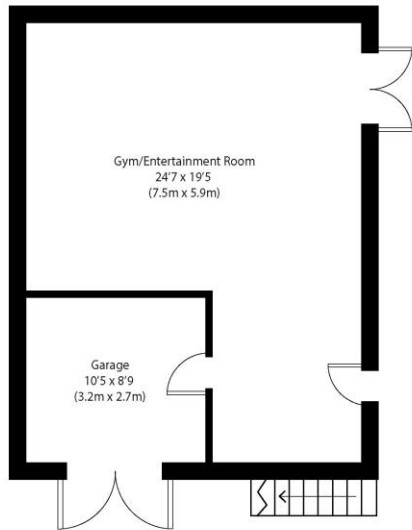
Approximate Gross Internal Area
 Main House 1260 sq ft (117 sq m)
 Outbuilding 950sq ft (88 sq m)
 Total 2210 sq ft (205 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisers should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photothausgroup.co.uk



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