

oakheart



£525,000

Guide Price

Echelon Walk, Colchester

Guide Price £525,000 - £550,000

Occupying an exceptional position within a beautifully restored Edwardian hospital conversion, this remarkable home forms one of just 17 exclusive residences, combining striking period architecture with sophisticated contemporary living. Behind the iconic red-brick façade lies a home of real character and individuality, where soaring ceilings, elegant sash windows, polished concrete floors with underfloor heating and bespoke zinc detailing create a truly impressive living environment. The accommodation has been thoughtfully designed for modern

lifestyles, centred around a stunning open-plan kitchen/dining space ideal for both everyday living and entertaining. The sleek German-engineered kitchen is fitted with premium NEFF appliances, stylish cabinetry and a substantial central island, while a cleverly designed partition flows seamlessly into the elegant living room. Here, tall sash windows flood the space with natural light, whilst a beautiful marble fireplace with cast iron ethanol burner provides a striking focal point. A cloakroom completes the ground floor. A contemporary glass-balustraded staircase rises to a striking galleryed

landing, perfectly suited as a reading nook or home-working space. The principal suite offers a luxurious retreat, featuring a walk-in wardrobe, stylish en-suite and private sitting area. Two further generous bedrooms are complemented by a beautifully finished family bathroom, alongside an additional study area offering excellent flexibility for modern family life.

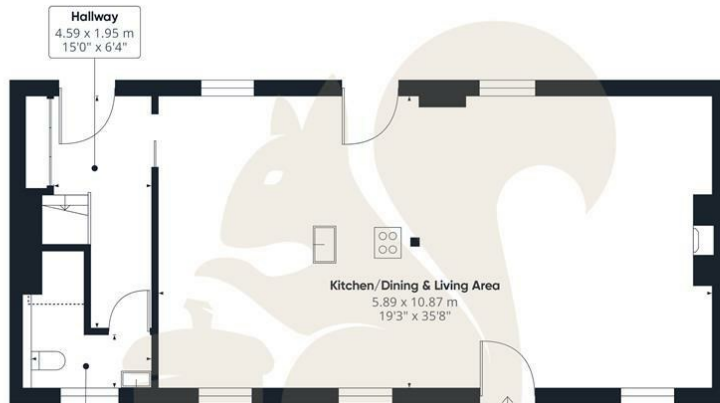
Externally, the private rear garden enjoys a peaceful and secluded feel, with established planting and lawned areas creating the perfect setting for outdoor dining and summer evenings. The property further benefits from allocated parking for up to three vehicles.



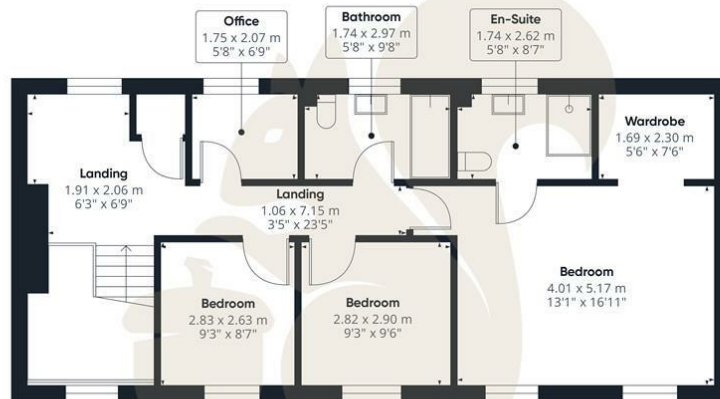








Ground Floor



Floor 2

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Approximate total area¹⁾

150.3 m²

1618 ft²

Reduced headroom

1 m²

10 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Colchester

Tenure:

Freehold

Council Tax Band:

F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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