



East Hill | Colchester | CO1 2QW

FINE & COUNTRY

OVERVIEW

This historic unlisted former rectory, built around 1870, sits on approximately 0.32 acres (STS) behind private gates in the heart of Colchester. Offering over 2,000 square feet of accommodation, over three floors, the property includes three spacious reception rooms, a separate kitchen and utility room, four double bedrooms and a fifth single bedroom.

The house provides exceptional scope for modernisation and presents a rare opportunity to transform a substantial period home into a beautifully restored family residence in a highly convenient urban setting.









STEP INSIDE

STEP INSIDE

A porch leads into the welcoming hall, from which the principal ground floor accommodation is accessed. To the front of the home sits a bright and generously proportioned reception room, complemented by a second reception room. Beyond the hall, a lobby opens into the spacious kitchen/breakfast room. A useful pantry, utility room, and separate cloakroom complete this practical part of the home.

A third sizeable reception room provides additional versatility, ideal for a dining room, study or family room depending on individual requirements.

The first floor is centred around a broad landing, leading to five well sized bedrooms and bathroom.

The top floor features two large loft rooms and an expansive attic space, presenting significant possibilities for conversion, storage or studio use, subject to any necessary consents.



STEP OUTSIDE

STEP OUTSIDE

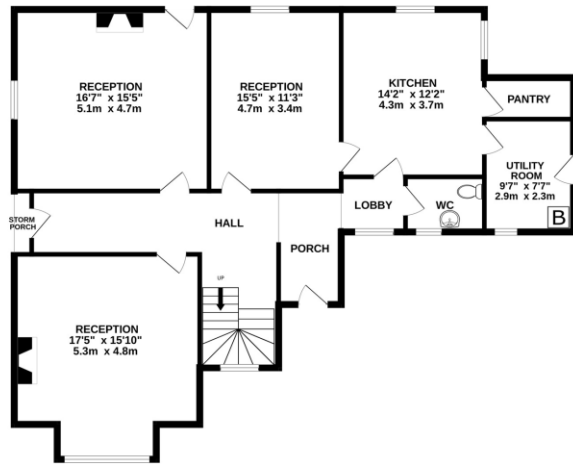
The property enjoys a generous rear garden, mainly laid to lawn, the garden is framed by mature trees and shrub borders that provide a natural sense of privacy.

LOCATION

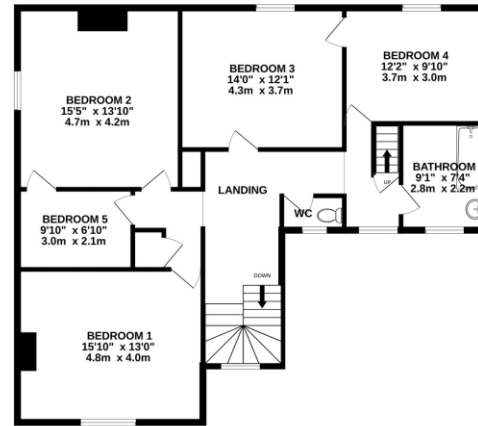
The property enjoys a central and well connected position close to the town centre, with Colchester Town railway station is approximately 1 km away, providing convenient transport links.

Located close to amenities, including shops, cafés, restaurants and nearby primary and secondary schools.

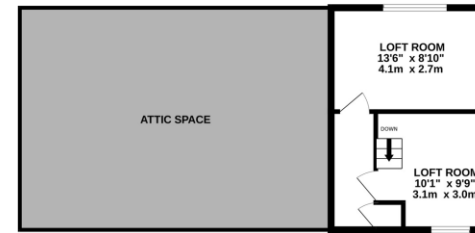
GROUND FLOOR
1237 sq.ft. (114.9 sq.m.) approx.



1ST FLOOR
1081 sq.ft. (100.4 sq.m.) approx.



2ND FLOOR
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA : 2573 sq.ft. (239.0 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.
 Made with Metropix ©2026

RACHELE WINN
ADMINISTRATOR

follow Fine & Country Colchester on



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright Â© 2020 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 5930387 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE. Printed





Fine & Country Colchester
Tel: +44 01206 878155
colchester@fineandcountry.com
99 London Road, Stanway, Colchester, Essex, CO3 0NY

