



4 bedroom Detached House located in Colchester.

Guide Price
£475,000 - £500,000

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JOHN ALEXANDER
ESTATE AGENTS

Priory House St. Julian Grove Colchester CO1

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £475,000 TO £500,000

This charming four-bedroom chain free detached period property was built in 1881, originally serving as a merchant's house with maids' quarters and a rear apple store. It combines historical character with modern convenience across the main residence and a self-contained annex, offering spacious and versatile living for families or guests. Located on the quiet and desirable St. Julian Grove, it enjoys a peaceful setting while remaining close to Colchester town centre, local amenities, schools, and excellent transport links.

STEP INSIDE

Upon entering, you're welcomed into a charming hallway measuring 5'2" x 12'0" (1.59 x 3.66 m), which leads into the heart of the home. The living room (11'9" x 11'10" / 3.60 x 3.63 m) features a beautiful original fireplace and a large bay window with sash windows overlooking the garden, creating a bright and inviting space.

Next to the living room is the dining room, also complete with an original fireplace, perfect for entertaining. The kitchen (11'8" x 9'1" / 3.56 x 2.77 m) is well-equipped with a dual fuel range cooker and designated spaces for a dishwasher and fridge/freezer, offering both practicality and style.

To the rear of the ground floor, a downstairs bathroom and utility room provide additional functionality, including a shower and space for a washer and dryer.

Upstairs, the bedrooms in the main house each retain their original fireplaces, adding to the period charm. Bedroom One and Bedroom Two feature built-in wardrobes and sash windows, combining elegance with storage.

The annex offers a versatile living space, ideal for guests or independent living. It includes a kitchen/living area (5'10" x 19'1" / 1.80 x 5.84 m) with an electric hob and oven, plus space for a fridge and dishwasher.

The shower room, complete with a skylight, brings in natural light and is complemented by electric heating throughout. The bedroom includes a dressing area, and the annex benefits from its own separate consumer unit, located outside the bedroom for added safety and independence.



4



2



2



EPC

TBC





STEP OUTSIDE

Outside, the home benefits from three private parking spaces and an attractive front garden that enhances its welcoming kerb appeal.

THE LOCATION

St. Julian Grove is a quiet, residential street nestled within the historic Castle Ward of Colchester, offering a peaceful and desirable setting while remaining close to the town centre. The area benefits from a strong sense of community and is surrounded by a mix of charming period homes and well-maintained modern properties. Residents enjoy convenient access to a variety of local amenities, including shops, cafes, restaurants, and cultural attractions such as Colchester Castle and the Mercury Theatre. The location is particularly appealing for commuters, with Colchester Town Station just a short walk away, providing regular rail services to London Liverpool Street. Green spaces and recreational areas are also within easy reach, while nearby schools, healthcare facilities, and leisure options make St. Julian Grove an ideal balance of convenience and tranquillity.



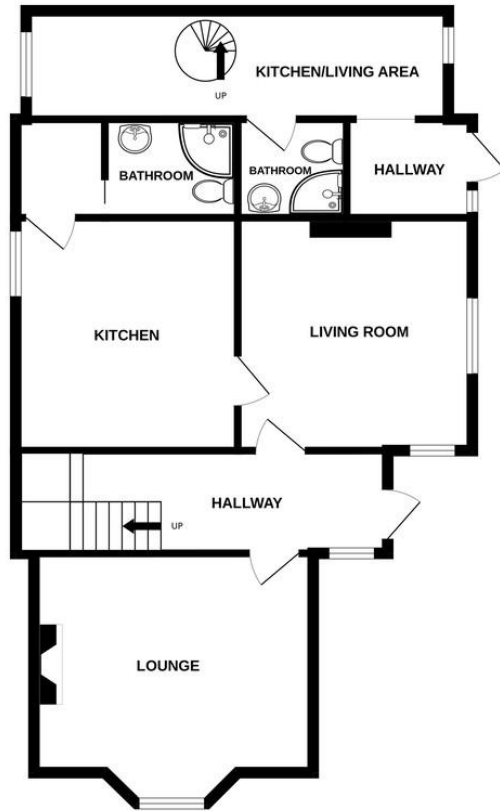


Priory House, St. Julian Grove, Colchester, CO 1



FLOORPLAN

GROUND FLOOR



1ST FLOOR



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.
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DIRECTIONS

CONTACT

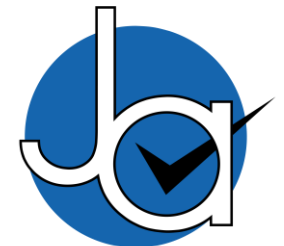
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