THE LARK PARTNERSHIP



West Bergholt | Essex

Timeless Appeal...

The entrance hall provides a welcoming introduction to the home, with useful understairs storage and doors leading to the sitting room on the left and the separate dining room on the right.

The dining room is a well-proportioned reception room, featuring laminate flooring, a large window overlooking the front of the property and a distinctive circular window to the side. There is plenty of room for a dining table and additional furniture, making this a lovely space for both everyday meals and entertaining.

The kitchen is fitted with a range of white wall and base units, complemented by wood-effect work surfaces and tiled splashbacks. There is space for a freestanding cooker and fridge freezer, together with provision for a washing machine and slimline dishwasher. Windows provide natural light and views towards the rear garden.













A Welcome Retreat...

The sitting room is a comfortable and inviting space, enjoying plenty of natural light through its large front-facing window, with an additional window to the side. An open fireplace provides a traditional focal point, while the room offers ample space for comfortable seating and everyday relaxation.

A rear hallway provides access to the garden and houses the staircase leading to the first floor. Completing the ground floor accommodation is the family bathroom, fitted with a bath and shower over, wash basin, WC and heated towel rail.

Upstairs, the landing provides access to both bedrooms, the roof space and useful storage, including an airing cupboard housing the hot water cylinder.

Both bedrooms are comfortable doubles, each with its own character and practical storage. The larger bedroom benefits from fitted, mirror-fronted wardrobes, while the second bedroom enjoys useful eaves storage. The sloping ceilings add character to both rooms and reflect the property's distinctive roofline.





"...the rear garden is predominantly laid to lawn, with established shrubs and planting around the boundaries. ...."



Location...

To the front, a generous gravelled driveway provides ample off-road parking, with additional space leading alongside the property to the detached garage/ workshop. The rear garden is predominantly laid to lawn, with established shrubs and planting around the boundaries. Enclosed by fencing and enjoying a good degree of privacy, without being directly overlooked, it provides a pleasant outdoor space for relaxing, gardening or entertaining. A paved pathway leads through the garden and connects the house with the outbuildings. A particularly appealing feature of the property is the substantial garage/workshop, added in 2021. It benefits from an electric roller door, power, lighting and an electric heater. A crane hoist mounted to a roof beam provides an additional practical feature, making the building especially attractive to those with an interest in vehicles, engineering or hands-on projects. There is also a separate workshop/ store, which is fully insulated and benefits from double glazing, power and lighting. This provides further flexibility for a variety of hobbies, creative pursuits or storage requirements.

The property enjoys a convenient position within an established and welcoming community, with a good selection of everyday amenities close at hand. Local facilities include a Co-operative food store, Post Office, pharmacy, doctors' surgery and primary school, while the nearby Queen's Head and White Hart public houses provide opportunities for dining and socialising. A local social club adds to the sense of community. For those who enjoy spending time outdoors, Hillhouse Woods, approximately 1.9 miles away, offers an attractive setting for woodland walks and exploring the natural surroundings.

The property is also well placed for access to Colchester, with regular bus services connecting the local area to the city and its railway stations. Colchester North railway station is approximately two miles away and provides direct services to London Liverpool Street, with some journeys taking around 47 minutes. Combining the convenience of nearby amenities with excellent transport connections and a welcoming community, this is an appealing location for those seeking a balance between everyday practicality and a relaxed pace of life.







Key Information

LOCAL SCHOOLS:

- Heathlands Church of England, West Bergholt, 0.40 Miles, Rated Good
- Braiswick Primary School, 2.4 Miles, Rated Good
- Holy Trinity CofE Primary School, Eight Ash Green, 2.2 Miles, Rated Good
- Myland Community Primary School, 3.3 Miles, Rated Good
- The Gilberd School in Colchester, 4.5 Miles, Rated Outstanding
- Holmwood House School, Independent, 1.5 Miles

LOCAL AUTHORITY:

Colchester Borough Council
Council Tax Band D

TENURE:

Freehold

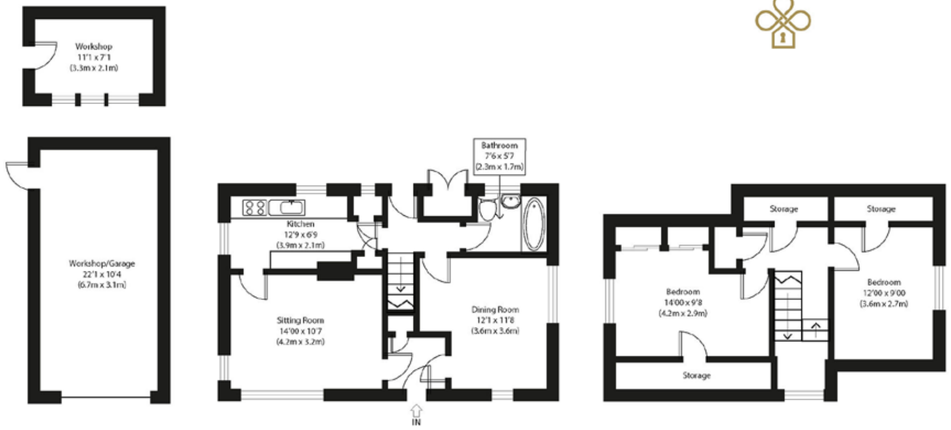
SERVICES:

Heating Type	Gas
Electricity	Mains
Water	Mains
Sewerage	Mains



The Property Ombudsman

Approximate Gross Internal Area
Main House 880 sq ft (82 sq m)
Outbuildings 310 sq ft (29 sq m)
Total 1190 sq ft (111 sq m)



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only 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 must not be inferred that any item shown is included with the property. 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 and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.16090663 Lark House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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