



The Lodge
Moore's Lane | East Bergholt | CO7 6RF

OVERVIEW

A beautifully presented three-bedroom home set within an exclusive private development of four properties in East Bergholt. Featuring a stunning kitchen/dining/family room opening to the garden, generous living space and a garage, this home blends comfort, privacy and village charm.









STEP INSIDE

The Lodge

The welcoming hall leads to all the main rooms, giving the home an easy and practical flow. At its heart is an impressive kitchen, dining and family space, filled with natural light and opening directly onto the garden, so everyday living feels closely connected to the outdoors. The kitchen itself is well equipped and finished to a high standard, with attractive cabinetry, ample worktops and a sociable breakfast bar.

The living room is light and airy, with a vaulted ceiling and doors opening onto the garden as well as a feature fireplace and log burner creating a natural focal point, making it a comfortable space for both relaxing and entertaining.

Three bedrooms are arranged to offer flexibility. The main bedroom has its own ensuite, while a separate bathroom serves the others. Bedroom two is particularly spacious, while bedroom three could easily work as a guest room, study or additional bedroom.

A separate utility room adds everyday practicality, and there is internal access to the garage for extra storage. The home is modern and well presented throughout, ready to move into and enjoy.



STEP OUTSIDE

The Lodge

STEP OUTSIDE

The rear garden is a true highlight, thoughtfully maintained with mature planting that creates a sense of privacy and enclosure. A patio area provides the perfect spot for outdoor dining and entertaining, making it a peaceful setting to relax or simply enjoy the surroundings.

To the front, the property is approached via a large gated driveway, offering ample parking and a strong sense of arrival.

The home also benefits from shared ownership of a picturesque pond, contributing to the unique character of this small development, with an approximate service charge of £150 per annum

LOCATION

East Bergholt is a popular village in the heart of the Dedham Vale Area of Outstanding Natural Beauty, offering a lovely mix of countryside surroundings and everyday convenience. There's a good range of local amenities, including shops, a post office, pubs and cafés, along with plenty of scenic walking routes nearby.

The village has a well-regarded primary school, East Bergholt Church of England Primary, with secondary options close by such as Holbrook Academy, Colchester County High School for Girls and Colchester Royal Grammar School. There are also several independent schools in the area, including Ipswich School, Ipswich High School and the Royal Hospital School in Holbrook.

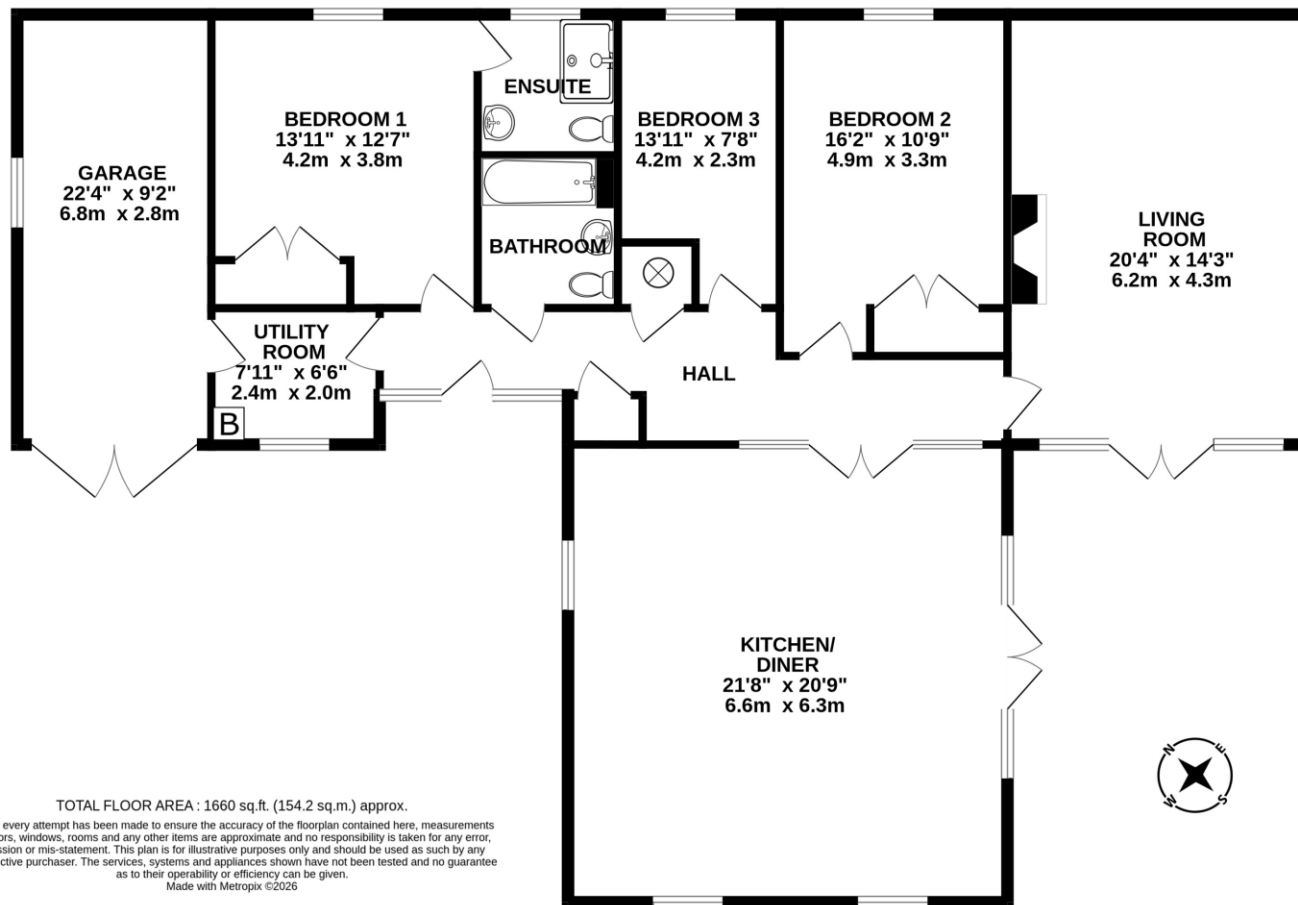
Colchester and Ipswich are both within easy reach, offering a wider choice of shopping and leisure facilities, as well as mainline rail links to London, making this a peaceful yet well-connected place to live

AGENT'S NOTE

These particulars are issued for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and measurements are approximate. Fixtures, fittings, and contents are subject to separate negotiation unless explicitly included

GROUND FLOOR

1660 sq.ft. (154.2 sq.m.) approx.



TOTAL FLOOR AREA : 1660 sq.ft. (154.2 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.
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CRAIG GANDERTON
DIRECTOR

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