

oakheart



£525,000

Guide Price

Echelon Walk, Colchester

Guide Price: £525,000 - £550,000

Set within a striking former Edwardian hospital of beautiful red brick construction, this landmark building has been thoughtfully converted into just 17 distinctive homes, seamlessly blending period character with contemporary design. High ceilings, sash windows, zinc detailing and underfloor-heated polished concrete floors create a stylish and unique living environment throughout.

A welcoming entrance hall leads to a stunning open-plan kitchen/dining space, perfectly suited to modern living and entertaining. The German-engineered kitchen is fitted with premium NEFF appliances, sleek cabinetry and a generous

central island. A stylish partition subtly defines the space, opening into an elegant living room where tall sash windows and a marble fireplace with cast iron ethanol burner form an impressive focal point. A cloakroom completes the ground floor.

Upstairs, a striking glass-balustraded staircase leads to a galleried landing, ideal for a home office or reading area. The principal suite offers a luxurious retreat, complete with a walk-in wardrobe, sleek en-suite and a private sitting area. Two further well-proportioned bedrooms are served by a beautifully appointed family bathroom, alongside an additional study space offering excellent versatility.

Outside, the private garden provides a secluded setting, with a well-maintained lawn and established planting perfect for outdoor dining and relaxation. The property also benefits from allocated parking for up to three vehicles.

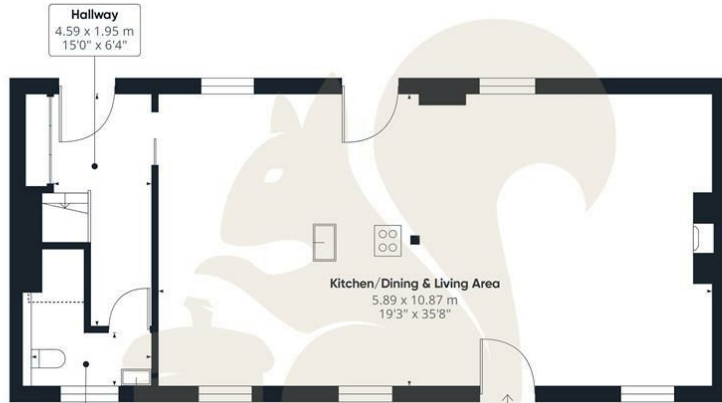
Located in North Colchester, close to the ever-evolving Northern Gateway, the home is ideally positioned for excellent schooling, amenities and leisure facilities, including David Lloyd health club and a selection of restaurants. With convenient access to the A12 and A120, and Colchester's mainline station providing direct links to London Liverpool Street, this exceptional home offers a rare combination of heritage, style and convenience.





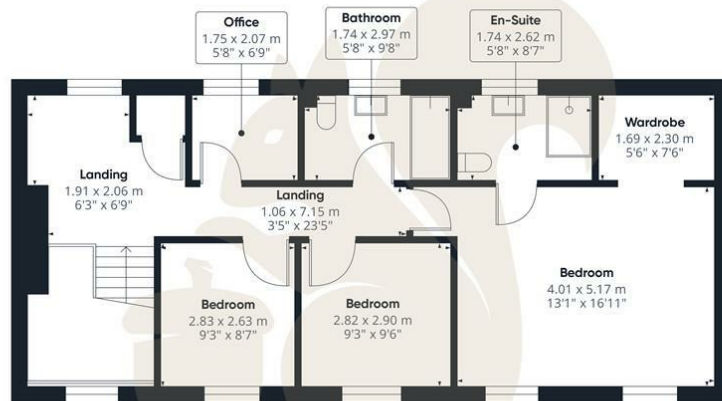






WC/Utility Room
1.13 x 2.41 m
3'8" x 7'11"

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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