

**oakheart**



£480,000

Asking Price

Peldon Road, Abberton

#### KEEN GARDENER REQUIRED

This charming village home enjoys a beautifully landscaped garden, thoughtfully designed to make the most of outdoor living. The patio areas provide ideal spots to relax and enjoy the summer sun, while an ornate rockery promises a vibrant display of colour throughout the seasons. Mature shrubs and bushes, a vegetable patch and a variety of fruit trees complete this wonderful garden. A greenhouse and essential toolshed add to the appeal, making it a true haven for keen gardeners and those seeking the good life.

This individual and attractive detached home offers three double bedrooms,

two bathrooms and is set within the friendly and sought-after village of Abberton. Located less than seven miles south of Colchester city centre and mainline station and just three miles north of Mersea Island, renowned for its seafood, beaches, sailing, watersports and nature reserve.

Styled as a modern country cottage, this has clearly been a much-loved home – a welcoming space for friends and family, and a cherished weekend retreat for grandchildren. Comfortable and cosy, it offers the perfect balance for those looking to upsize from a smaller property or downsize to something more manageable, without compromising on a generously sized cottage-style garden.

This is a home you can simply move straight into. Collect the keys, kick off your shoes, unpack the essentials and begin enjoying relaxed village living from day one.

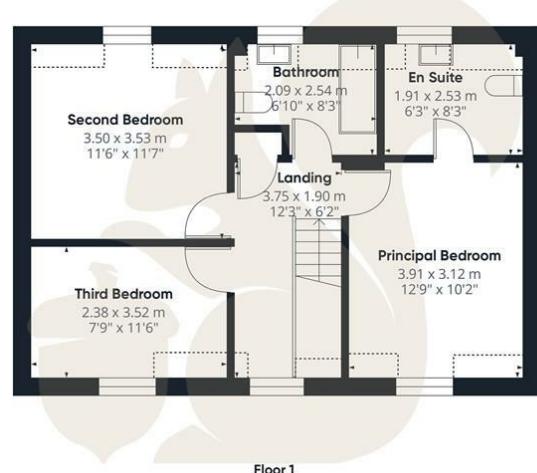
#### ACCOMMODATION











Oakheart Mersea  
01206 382191  
mersea@oakheart.co.uk  
34a Barfield Rd, West Mersea, Colchester, Essex, CO5 8QT

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Local Authority:  
Colchester

Tenure:  
Freehold

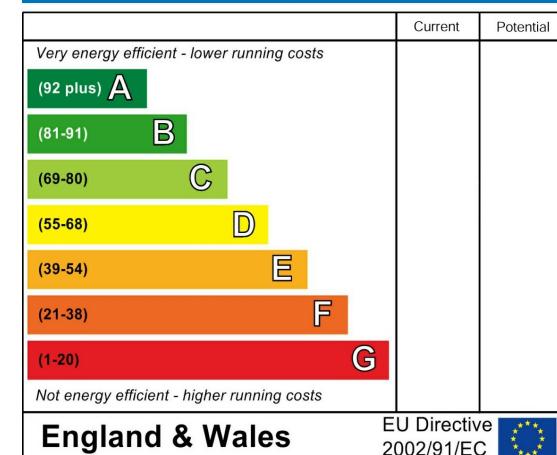
Council Tax Band:  
E

Approximate total area<sup>(1)</sup>

99 m<sup>2</sup>  
1063 ft<sup>2</sup>

Reduced headroom  
3.8 m<sup>2</sup>  
41 ft<sup>2</sup>

### Energy Efficiency Rating



(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.

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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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