



NP NICHOLAS
PERCIVAL

For Sale. 25 Halstead Road
Earls Colne, Colchester Essex CO6 2NG



Constructed in 1905, this extended family home blends period charm with a stylish, contemporary finish, creating a space that is both characterful and practical for modern living.

Set in the heart of the popular village of Earls Colne, it offers four bedrooms, an impressive open-plan kitchen/dining/family room, a cosy sitting room, and a generous four-piece family bathroom. Outside, there's parking for multiple vehicles including turning space and two dedicated home office units—perfect for remote working or creative pursuits.

Located in a Conservation Area

Tenure Freehold | Gas Central Heating | EPC Awaited

Mains Water, Drainage, Gas and Electricity Connected | Council Tax Band C



A home designed for modern family life

The entrance hallway, with its built-in storage, leads to the true hub of the home – an expansive open-plan kitchen/dining/family room. The kitchen area is perfectly set up for keen cooks, with space for a large American-style fridge-freezer and space for a Rangemaster oven, plus plumbing for a freestanding dishwasher.

Twin ceramic sinks are set within attractive oak block worktops, and a wide range of cupboards and soft-close drawers – complete with clever pull-out larder units and undercounter storage – make organisation effortless.

The room flows naturally into the dining and family space, with plenty of room for a large table and a comfortable seating area.

French doors open onto the patio and garden, while engineered oak flooring ties the space together with warmth and style.

To the front of the property, the sitting room offers a cosy retreat, centred around an open fireplace with an exposed soft red brick surround – perfect for winter evenings. A practical utility room provides space for laundry appliances, and the ground floor shower room, accessible from both the utility and rear hallway, features a rainfall shower, mixer hose, pedestal basin, and WC.

Ascending the stairs to the first floor, the main bedroom sits at the front of the house and includes built-in wardrobes and a private cloakroom with WC and pedestal basin. Bedrooms two and three are both doubles overlooking the rear garden, while bedroom four is currently used as a dressing room.

The family bathroom is a real highlight – naturally lit via a clever light tunnel and fitted with a double shower, bath with mixer hose, twin handbasins within a large vanity unit, WC, and heated towel rail.

Home Working

In the rear garden, two purpose-built work-from-home spaces add flexibility. The first, a brick-built outbuilding, is currently set up as a music room. The second, a larger timber-framed garden pod, has sliding doors that allow it to be used as one large workspace or divided into two separate offices, whatever the owners preferences and requirements may be.

25 Halstead Road

Earls Colne, Colchester Essex

Sat-Nav Ref: **CO6 2NG**

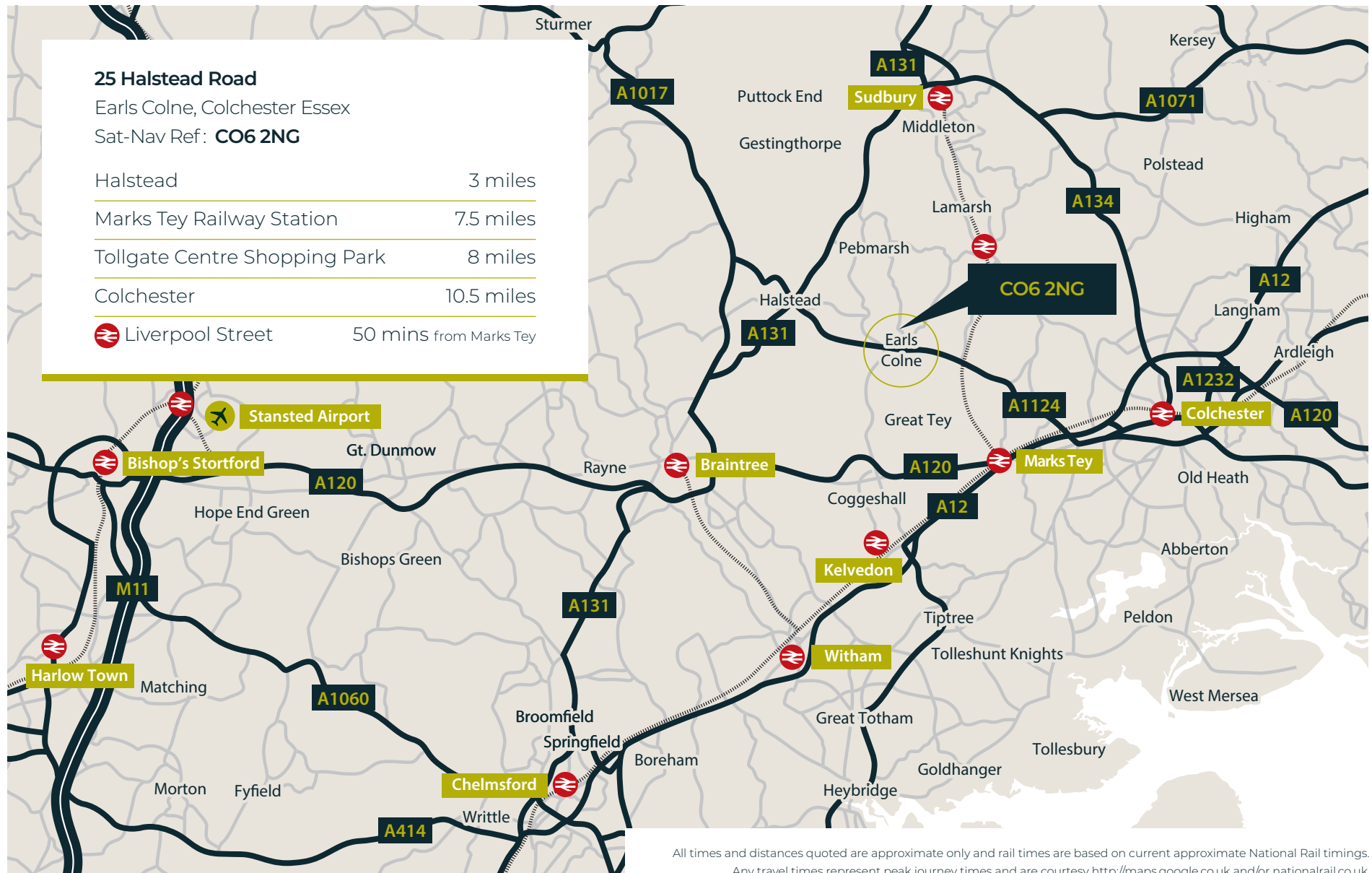
Halstead 3 miles

Marks Tey Railway Station 7.5 miles

Tollgate Centre Shopping Park 8 miles

Colchester 10.5 miles

 Liverpool Street 50 mins from Marks Tey



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings.
Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk



Situation

Nestled in the heart of the picturesque Colne Valley, Earls Colne offers the perfect blend of timeless village charm and modern convenience. Tree-lined streets and historic buildings give way to stunning countryside walks, while the vibrant High Street is home to independent shops, cosy pubs, and friendly cafés.

A strong sense of community is at the heart of village life, with sports clubs, local events, doctors surgery and primary school making it a favourite for families. Well-connected to Colchester, Braintree, and London via nearby transport links, Earls Colne provides an idyllic rural lifestyle without sacrificing accessibility – ideal for those seeking a welcoming place to call home.

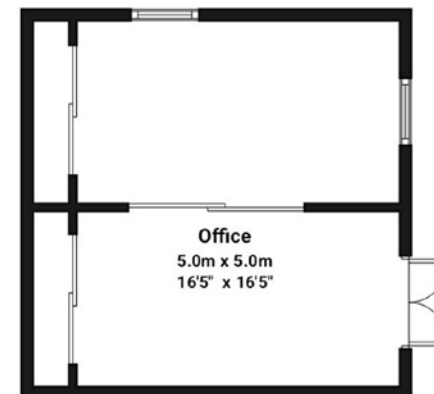
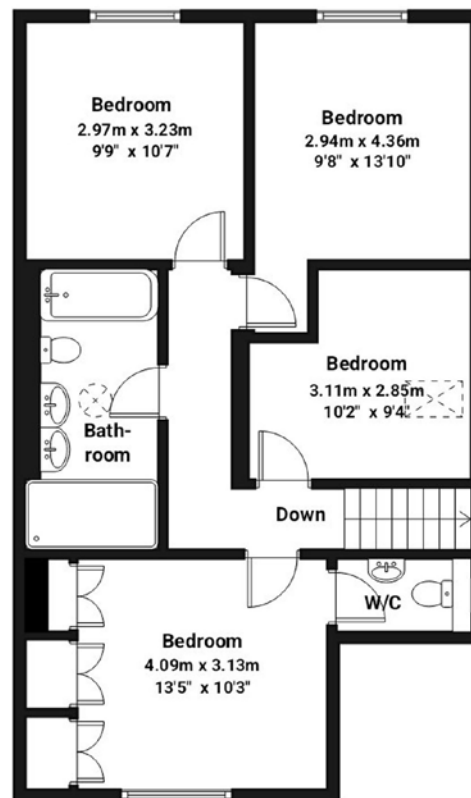
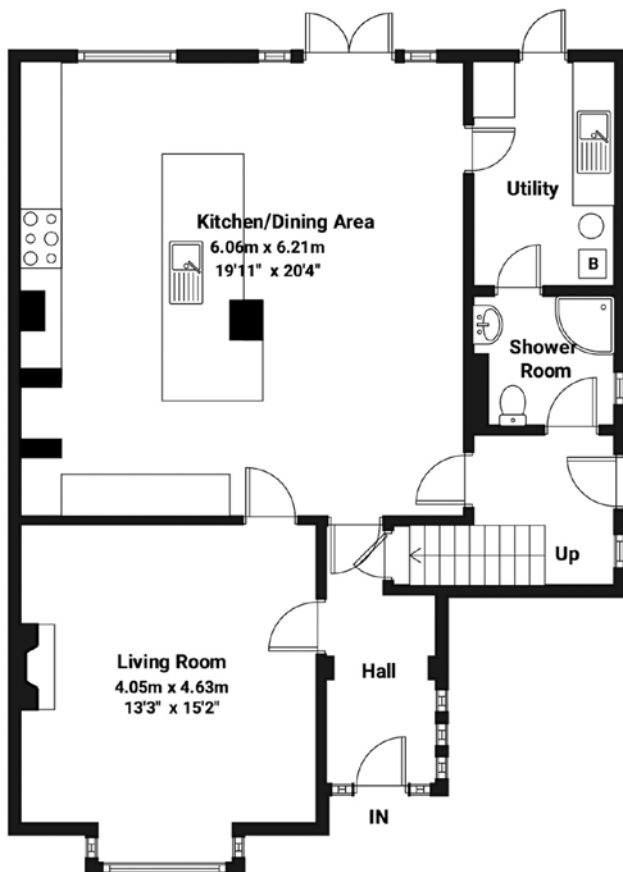












Office

Music Room



25 Halstead Road

Total Approximate Floor Area: 1774.54 SqFt (164.86 SqMt)

House: 1390.7 SqFt (129.2 SqMt) | Office: 269.1 SqFt (25 SqMt) | Music Room: 114.74 SqFt (10.66 SqMt)

Illustration for identification purposes only. Measurements are approximate and not to scale.

The average energy rating is D

The average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Outside Space

The front of the property offers generous parking for multiple vehicles, with a wrought-iron gate leading to the rear garden. Here, a patio with a covered pergola provides a wonderful spot for outdoor dining and entertaining, making the most of the garden's southerly aspect.

The present owners have also purchased an additional parcel of land, now incorporated into the mainly lawned garden, creating a sizeable outdoor space for children to play or for quiet relaxation. The garden sheds will remain at the property once sold





Agents Notes

Please note : Whilst the property is split across two land registry titles, EX391708 and EX726327, it is being sold as a one, further details are available upon request. **Please also note :** the vendor has advised that the Rangemaster oven and American style fridge-freezer will be retained by the owners and thus are not included in the sale of the property.

Viewing is strictly by appointment with the Sole Selling Agents.

NP NICHOLAS
PERCIVAL

01206 563222

Dan Fuller | DFuller@nicholaspercival.co.uk

Sara Wilson | SWilson@nicholaspercival.co.uk

Julie Willats | JWillats@nicholaspercival.co.uk

nicholaspercival.co.uk

Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

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