



## Stoneleigh Park, Colchester

A handsome detached house of almost 2,000 sq ft, positioned on a quiet residential close in Stoneleigh Park. Built in a restrained Tudor-revival style, the house unfolds across generous, well-proportioned rooms, with a south-facing garden, a double garage and a calm, carefully maintained interior throughout.

Guide price £600,000

# Stoneleigh Park

Colchester, CO3



- Detached Tudor-revival house extending to almost 2,000 sq ft including double garage
- Four well-proportioned bedrooms, including a principal suite with en-suite shower room
- Corner plot within a quiet, well-regarded residential close
- Generous dual-aspect living room (21 ft) with French doors to the garden
- Broad, level rear garden with paved terrace and established planting
- Solar panels discreetly positioned on the rear roof slope
- Kitchen/dining room, living room, study and utility room; well-balanced ground floor plan
- Detached double garage with driveway parking
- Guide Price £600,000 - £650,000

## The Property

Set on a corner plot, the house presents a characterful frontage of brick and painted timber framing, with dark-framed windows lending a contemporary counterpoint. Internally, the plan is notably balanced, extending to approximately 1,663 sq ft, with an additional double garage of 287 sq ft.

The entrance hall sits at the centre of the plan, offering a natural sense of arrival and connection between the principal rooms. To one side lies the living room, an expansive dual-aspect space measuring over 21 ft in length. French doors open directly onto the garden terrace, allowing light to pour in and establishing a seamless relationship between inside and out. A fireplace forms a quiet focal point, while the proportions allow for multiple seating arrangements.

Across the hall, the dining room is well-sized and equally well-lit, with doors opening onto the terrace. It sits conveniently between the living room and kitchen, creating a natural flow for entertaining or family gatherings.

The kitchen overlooks the rear garden and is arranged with ample cabinetry and work surfaces. A separate utility room adjoins, providing additional storage and side access - an essential practical element for family life. A study completes the ground floor accommodation, offering a dedicated work-from-home space with a pleasant outlook. A cloakroom is positioned off the hall.

Upstairs, four bedrooms are arranged around a central landing. The principal bedroom spans the depth of the house and includes fitted wardrobes and a contemporary en-suite shower room. Three further bedrooms - two generous doubles and a well-proportioned fourth - are served by a beautifully presented contemporary family bathroom. The bedrooms enjoy open aspects to the front and rear, with views across gardens and mature trees.

Throughout, the house is presented in a calm palette of neutral tones, with soft carpeting underfoot and considered decorative finishes. Solar panels are discreetly positioned on the rear roof slope.

## The Outside

The rear garden is a particular feature: broad, level and enclosed, with a sweeping paved terrace running along the back of the house. The lawn is bordered by established planting and fencing, creating privacy and seasonal interest. The orientation allows for strong natural light across the terrace and living spaces.

To the side sits a detached double garage with a driveway in front, providing generous off-street parking. The corner position gives the plot an open yet defined presence within the close.



# Floor Plan

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