



Newbridge Hill | West Bergholt | CO6 3ER

 FINE & COUNTRY









# STEP INSIDE

## OVERVIEW

\*\* GUIDE PRICE £700,000 - £750,000 \*\*

A substantial four-bedroom family home set within a plot approaching half an acre in one of West Bergholt's most sought-after locations. Offering generous, well-balanced accommodation, the property benefits from a double garage, private driveway parking and a large mature and secluded garden, making it ideally suited to modern family living, with significant potential to extend.

## STEP INSIDE

This appealing family home has been thoughtfully arranged to provide comfortable and versatile accommodation across two floors, with a layout that suits both family gatherings and entertaining as well as quieter moments at home.

The entrance hall provides a welcoming first impression and gives access to the principal ground floor accommodation. The sitting room is a generously proportioned reception space, filled with natural light and features a brick fireplace. Adjoining this is a comfortable snug, creating a separate reception area that works equally well as a family room, reading room or informal living space.

The dining room provides a dedicated setting for family meals, while the kitchen is positioned at the heart of the home and offers excellent preparation and storage space. A practical utility room sits alongside, keeping laundry and household tasks neatly separate from the main living areas. A convenient cloakroom completes the ground floor accommodation.

The first floor continues to impress with four bedrooms, all offering comfortable proportions and flexibility for changing household needs. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by the family bathroom. The fourth bedroom could equally lend itself to use as a home office, nursery or hobby room if required.

The property provides an exciting opportunity to create a truly bespoke long-term family home, with ample scope to adapt and enhance the accommodation to suit individual requirements, both now and for years to come. Set within a plot of approximately 0.47 acres, the generous grounds offer excellent space for expansion, subject to the necessary planning consents, allowing the home to evolve alongside a growing family's needs.

## STEP OUTSIDE

The property enjoys a private and established setting with attractive front and rear gardens. A driveway provides private off-road parking for several vehicles and leads to the detached double garage, offering excellent storage, workshop potential or secure parking.

To the rear, the garden is a particular feature of the property, a generous size and thoughtfully established with extensive areas of lawn complemented by mature planting, shrubs and borders that create a pleasant sense of privacy and seclusion. The furthest section of the

# STEP OUTSIDE

---

garden comprises a charming large wooded area with a series of lawns and provides a natural backdrop, enhancing the feeling of space and tranquillity. The outdoor space offers plenty of room for children's play, gardening enthusiasts or simply relaxing and enjoying the surroundings.

## LOCATION

The property occupies one of the most desirable positions within West Bergholt, a highly sought-after village with a strong sense of community and excellent day-to-day amenities. The village offers a range of local facilities, including shops, a pharmacy, doctor's surgery, public houses, recreation grounds, a highly regarded primary school, and frequent bus services.

The property is conveniently positioned for access to Colchester city centre, which offers a comprehensive range of shopping, leisure and dining facilities, together with mainline express rail services to London Liverpool Street from Colchester Station, just 2.5 miles away.

The area is served by an excellent selection of schools. State options include Heathlands Church of England Primary School, St Mary's School and the highly regarded Colchester Royal Grammar School, The Gilbert School, Philip Morant School and College and Colchester County High School for Girls. Independent schools within easy reach include Colchester High School, Oxford House School, Littlegarth School and Holmwood House School, all of which enjoy strong local reputations.

The area also benefits from nearby countryside walks, woodland trails and access to the wider Essex countryside, making it an excellent location for those seeking village living while remaining well connected to Colchester and the surrounding areas.

## AGENT'S NOTES



Approximate Gross Internal Area  
Main House 1245 sq ft (116 sq m)  
Garage 325 sq ft (30 sq m)  
Total 1570 sq ft (146 sq m)

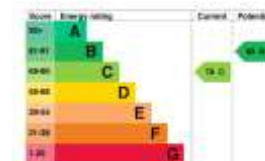
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should consult a qualified, independent, professional valuer of the property in respect of any valuation. Copyright: www.fineandcountry.co.uk

FINE & COUNTRY



RICHARD SEELEY  
SALES MANAGER

follow Fine & Country Colchester on



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright Â© 2020 Fine & Country Ltd. Registered in England and Wales. Registered in England and Wales Company Reg No. 11296892 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE.

FINE & COUNTRY



Fine & Country Colchester

Tel: +44 01206 878155

[colchester@fineandcountry.com](mailto:colchester@fineandcountry.com)

99 London Road, Stanway, Colchester, Essex, CO3 0NY



FINE & COUNTRY