



Barncroft Close, Highwoods, Colchester

An impressive detached family home offering almost 3,000 sq. ft. of beautifully presented and highly versatile accommodation across three floors. A standout feature of the property is the superb self-contained one-bedroom annexe, complete with its own private entrance, living room, kitchenette, bathroom and balcony, making it ideal for multigenerational living, independent guest accommodation or generating rental income. The main house offers spacious reception rooms, a stunning open-plan kitchen and generous bedrooms, while outside there is ample off-road parking, a large garage and a private rear garden, all situated in the highly sought-after Highwoods area of Colchester.

Offers in excess of £700,000

Barncroft Close

Highwoods, Colchester, CO4



- Substantial detached family home extending to nearly 3,000sqft.
- Stunning contemporary open-plan kitchen/dining room with large central island and utility room
- Large integral garage with adjoining store, extensive driveway and ample off-road parking
- Sought-after Highwoods location close to excellent schools, amenities, A12 access and Colchester North Station
- Flexible 7-bedroom layout arranged over three floors
- Three generous reception areas including a spacious living room
- Dedicated electric vehicle (EV) charging point, offering the convenience of at-home charging
- Self contained one bedroom apartment/Annexe
- Five bathrooms including a modern en-suite shower room, 3 bathrooms plus ground floor WC
- Enclosed rear garden offering a generous lawn, patio seating area and excellent privacy

The Property

The welcoming entrance hall leads to an exceptional open-plan kitchen and dining room, recently modernised with chic cabinetry, sleek worktops, a range of appliances and an impressive central island creating the heart of the home. A separate utility room and cloakroom add everyday practicality.

The generous living room provides a comfortable family space, while a separate dining area offers flexibility for entertaining or formal occasions. A further reception room, currently arranged as a playroom, provides excellent flexibility and could equally serve as a home office, study or snug, completing the ground floor accommodation.

The first floor comprises an exceptional principal suite with a stylish en-suite shower room as well as a further two generously sized double bedrooms. A contemporary family bathroom serves the remaining bedrooms.

The second floor provides three further bedrooms alongside an additional family bathroom.

Self Contained One Bedroom Apartment/Annexe

In addition to the main residence, the property benefits from a spacious self-contained one-bedroom annexe with its own private entrance. The accommodation comprises a generously sized double bedroom, a well-equipped kitchenette, a bathroom, and a separate living room with access to a private balcony.

Offering excellent versatility, the annexe is ideal for multigenerational living, providing independent accommodation for family members or guests. It also presents an excellent opportunity to generate additional income through holiday letting or long-term rental, subject to any necessary consents.

The Outside

To the front, a generous driveway provides extensive off-road parking and access to the large integral garage and adjoining store.

The enclosed rear garden is predominantly laid to lawn with mature trees and established planting, complemented by a paved patio that provides an ideal space for outdoor dining and entertaining. The garden offers excellent privacy and plenty of room for families to enjoy.

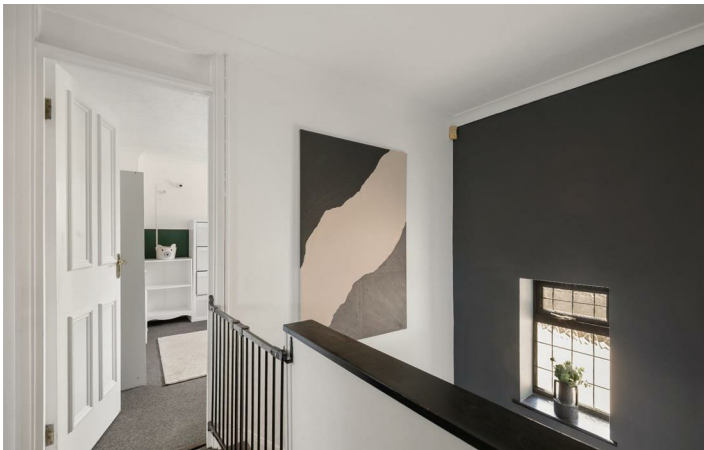
The Area

Barncroft Close is a quiet residential cul-de-sac within the highly regarded Highwoods district of Colchester. The location is popular with families thanks to its excellent range of local schools, nearby parks and everyday amenities.

Highwoods Country Park is within easy reach, offering attractive woodland walks and open green spaces. Colchester North Station provides direct rail services to London Liverpool Street, making the property ideal for commuters, while the A12 is easily accessible for travel throughout Essex and beyond. Colchester city centre offers an excellent selection of shops, restaurants, leisure facilities and the historic castle and park.

Further Information

Tenure: Freehold



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	