



**Braiswick, Colchester, CO4 5BG**

**Guide price £700,000**



## Some More Information

This unique opportunity to acquire a building plot for the construction of an exceptional family home close to Colchester Golf Club on the periphery of Braiswick. The home as planned, could be constructed for the plot purchasers under a separate build contract available at an additional cost for the construction works. These works will be undertaken by the highly regarded local development company, Oak Home Developments, who have recently completed construction of the adjacent development of exceptional detached homes.

The accommodation as plans comprises entrance hallway leading to vaulted to story entrance hall 4 ground floor reception spaces including the spacious open plan kitchen with doors leading through into the dining hall and snug with separate sitting room and family room to the rear as there is a utility and study to the front to the first floor there are 4 double bedrooms each having their own on suite facilities along with the principle suite having a walk through dressing area and balcony.

## Externally

Set back from the road the property as planned has gated driveway with off street parking for a number of vehicles in turn leading to the detached double garage with work from home space to the rear which could also be utilised as an annexe or beauty room given it is planned to have a shower room and kitchenette. The total plot extends to approximately 0.33acres

## Location

Situated close to Colchester North mainline station where a service to London Liverpool Street runs with a travel time of approximately 50 minutes.

There are nearby shopping facilities at Turner Rise Retail Park with Asda Superstore and a further range of national outlets such as Dunelm, Home Bargains and Iceland. Colchester city centre a short distance away providing a further range of shopping facilities, bars and restaurants.

## Entrance Hall

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Kitchen Area

13'7" x 12'2" (4.14m x 3.71m)

## Breakfast Area

11'8" x 11'7" (3.56m x 3.53m)

## Utility Room

12'0" x 7'7" (3.66m x 2.31m)

## Study

12'0" x 10'8" (3.66m x 3.25m)

## Vaulted Dining Hall

16'1" x 15'1" (4.90m x 4.60m)

## Family Room

25'8" x 20'7" (7.82m x 6.27m)

## Sitting Room

23'11" x 19'7" (7.29m x 5.97m)

## Cinema Room

24'0" x 10'10" (7.32m x 3.30m)

## W.C

6'6" x 4'11" (1.98m x 1.50m)

## Principle Bedroom

23'11" x 19'7" (7.29m x 5.97m)

Plus balcony 8'6" x 4'9"

## En-Suite

8'7" x 7'7" (2.62m x 2.31m)

## Dressing Room

7'7" x 5'1" (2.31m x 1.55m)

## Guest Bedroom Two

25'7" x 12'6" (7.80m x 3.81m)

with Juliette Balcony

## En-Suite

8'2" x 6'11" (2.49m x 2.11m)

## Bedroom Three

20'0" x 14'4" (6.10m x 4.37m)

## En-Suite

8'6" x 5'9" (2.59m x 1.75m)

## Bedroom Four

18'5" x 13'3" (5.61m x 4.04m)

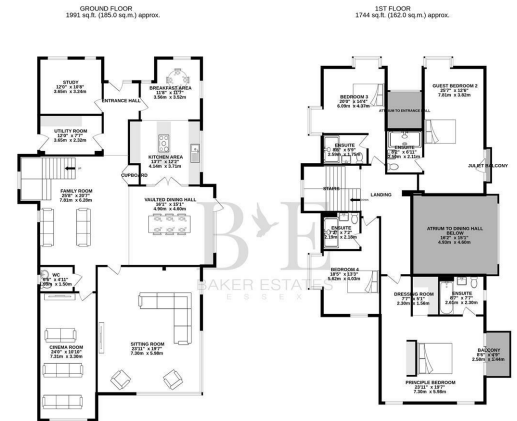
## En-Suite

7'2" x 7'2" (2.18m x 2.18m)

## Atrium To Dining Hall Below

16'2" x 15'1" (4.93m x 4.60m)

## Atrium To Entrance Hall



TOTAL FLOOR AREA: 3136 sq ft (291.2 sq m) approx.  
 While every effort has been made to ensure the accuracy of the floor plans, the measurements of the same should be taken as approximate. All dimensions are given in feet and inches. The actual dimensions may vary slightly from those shown on the floor plans. The floor plans are not to scale and are for information only. © 2026 Baker Estates Ltd.

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

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