

oakheart

£480,000

Asking Price

Peldon Road, Abberton

KEEN GARDENER REQUIRED

This charming village home enjoys a beautifully landscaped garden, thoughtfully designed to make the most of outdoor living. The patio areas provide ideal spots to relax and enjoy the summer sun, while an ornate rockery promises a vibrant display of colour throughout the seasons. Mature shrubs and bushes, a vegetable patch and a variety of fruit trees complete this wonderful garden. A greenhouse and essential toolshed add to the appeal, making it a true haven for keen gardeners and those seeking the good life.

This individual and attractive detached home offers three double bedrooms,

two bathrooms and is set within the friendly and sought-after village of Abberton. Located less than seven miles south of Colchester city centre and mainline station and just three miles north of Mersea Island, renowned for its seafood, beaches, sailing, watersports and nature reserve.

Styled as a modern country cottage, this has clearly been a much-loved home — a welcoming space for friends and family, and a cherished weekend retreat for grandchildren. Comfortable and cosy, it offers the perfect balance for those looking to upsize from a smaller property or downsize to something more manageable, without compromising on a generously sized cottage-style garden.

This is a home you can simply move straight into. Collect the keys, kick off your shoes, unpack the essentials and begin enjoying relaxed village living from day one.

ACCOMMODATION











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Approximate total area⁽¹⁾

99 m²

1063 ft²

Reduced headroom

3.8 m²

41 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Colchester

Tenure:

Freehold

Council Tax Band:

E

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 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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