



The Hollies
School Lane | Great Wigborough | CO5 7RJ

SELLER INSIGHT

“Great Wigborough is such a beautiful location, lots of great walks and located on Abberton Reservoir with all the amazing wildlife.

We love the local community, with a WhatsApp group for the lane, events and coffee mornings at the church and local village hall, and of course the annual panto in Peldon!”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









STEP INSIDE

The Hollies

OVERVIEW

This stylish and contemporary four-bedroom detached bungalow offers an impressive and well-balanced layout, thoughtfully designed for modern living. Featuring spacious, open-plan and versatile accommodation, including a modern kitchen and a generous lounge/diner, the home combines considered design with a seamless connection to the garden. It is further enhanced by an impressive 2.8-acre plot, a mature and private garden, and an outdoor swimming pool.

STEP INSIDE

The entrance hall provides a welcoming introduction, leading into the principal areas of the home. The property boasts a striking open-plan lounge/dining space, flooded with natural light thanks to bifold doors that open directly onto the garden, and centred around a charming brick fireplace that creates a warm and inviting atmosphere.

An additional reception room offers excellent flexibility, ideal as a formal sitting room, snug, or home office. This space flows seamlessly into a bright conservatory, further enhancing the home's versatility and providing a peaceful spot to relax, work, or entertain.

The kitchen is distinctly modern in design and thoughtfully arranged, enjoying attractive views over the garden and with direct access outside, perfect for both everyday living and entertaining. A separate utility room adds practicality, while a conveniently located cloakroom completes this section of the home. Altogether, the ground floor spaces offer a high degree of flexibility to suit a variety of lifestyles.

The bedroom accommodation is well arranged to provide both privacy and comfort. The principal bedroom benefits from its own en-suite bathroom and extensive fitted wardrobes. Three further well-proportioned bedrooms are served by a well-appointed family bathroom, offering excellent versatility for family living, guest accommodation, or workspace needs.



STEP OUTSIDE

STEP OUTSIDE

The property sits within a generous 2.8-acre plot, featuring a large, private and mature garden, along with its own paddock, offering excellent potential for equestrian or lifestyle use.

A standout feature is the outdoor swimming pool, complete with a pool house, creating a fantastic focal point for summer gatherings and outdoor enjoyment. In addition, the property benefits from a range of outbuildings, including a barn in need of renovation and stables, presenting further scope for improvement or alternative use, subject to the necessary consents.

The garden offers ample space for outdoor dining, recreation, and landscaping, seamlessly extending the living space during the warmer months. The overall setting provides a wonderful sense of privacy and openness.

To the front of the property, there is a large private driveway offering ample parking, along with a double garage.

LOCATION

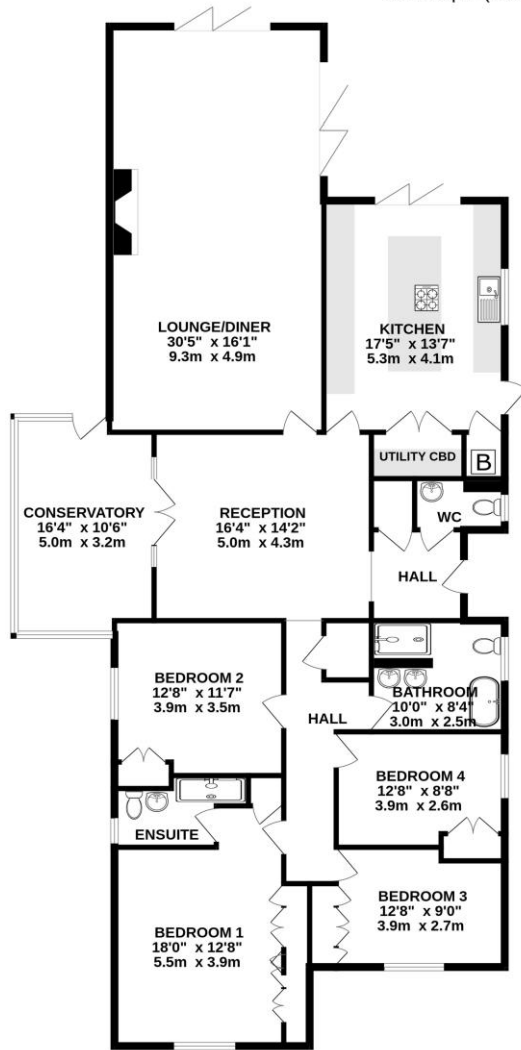
Situated in the village of Great Wigborough, the property enjoys a peaceful semi-rural setting while remaining conveniently close to local amenities. Nearby Tiptree offers a range of everyday shopping facilities, cafés, restaurants, and supermarkets, while Colchester provides a more extensive selection of retail, leisure, and cultural attractions.

For commuters, Kelvedon and Colchester railway stations offer direct services to London Liverpool Street.

The area is well regarded for its schooling options. Local primary schools include Great Totham Primary School and Tiptree Heath Primary School. For secondary education, Thurstable School and College in Tiptree, and Colchester County High School, are popular choices. There are also a number of highly regarded independent schools within easy reach, including Colchester Prep & High School, Holmwood House School, and St Mary's School for Girls.

The surrounding countryside offers beautiful walks and outdoor pursuits, while the nearby coastline and estuary provide further opportunities for leisure and recreation.

GROUND FLOOR
2070 sq.ft. (192.3 sq.m.) approx.

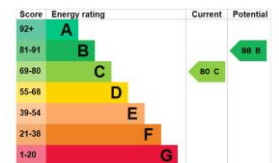


TOTAL FLOOR AREA : 2070 sq.ft. (192.3 sq.m.) approx.

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RICHARD SEELEY
SALES MANAGER

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