



Priory Street | Colchester | CO1 2QB

FINE & COUNTRY

OVERVIEW

An elegant and beautifully renovated four-bedroom period home in the heart of central Colchester, seamlessly blending character with a refined, contemporary finish. The accommodation is generous and versatile, including multiple reception areas, a sleek and contemporary kitchen/breakfast room, a gym, utility space, and a garage, with a mezzanine level adding further flexibility.









STEP INSIDE

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The ground floor unfolds from a welcoming hall, setting the tone for the home's careful balance of heritage and modern living. The living room is a particularly inviting space, centred around a charming fireplace and enhanced by original features, including internal window shutters. The recently refurbished Fineo ultra thin triple glazed sash windows draw in an abundance of natural light, creating a bright and comfortable setting. A separate study/play room offers a useful additional reception space.

The kitchen/breakfast room is finished to a high standard with sleek, contemporary styling, providing a striking contrast to the period character found elsewhere in the home. A separate dining room offers a more formal environment, well suited to entertaining.

Further ground floor accommodation includes a dedicated gym, a utility room, a cloakroom, and a useful store, along with internal access to the garage.

Bedroom four is located on the ground floor, providing flexible accommodation, with the added benefit of a mezzanine level above, which can be adapted to suit a variety of needs.

Upstairs, there are three well-proportioned bedrooms, each benefitting from large windows that allow natural light to fill the space. Bedroom one features an en-suite, while bedrooms two and three are served by a family bathroom, all finished to a high standard in keeping with the rest of the home.



STEP OUTSIDE

STEP OUTSIDE

The property is complemented by a private rear garden with mature planting, creating a secluded and established feel. The garden is mainly laid to lawn with a patio area, providing a natural space for outdoor seating and dining. To the front, a driveway offers off-road parking and leads to the garage, adding further practicality.

LOCATION

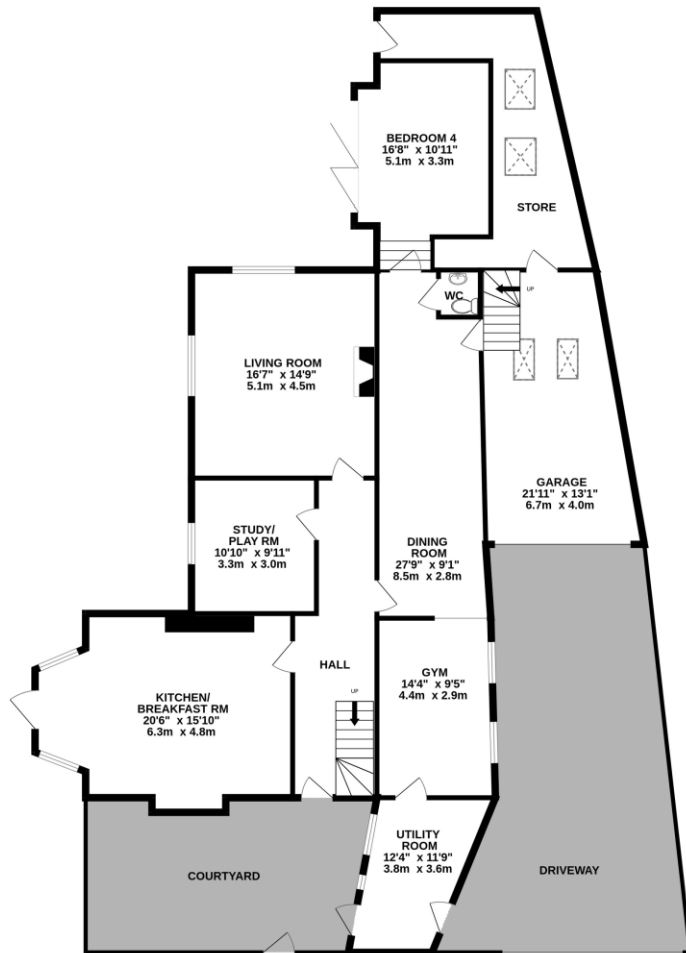
Situated in central Colchester, the property is ideally placed for access to the city's excellent range of independent shops, restaurants, cafés and cultural attractions, together with wider retail and leisure facilities. Colchester's mainline station provides direct services to London Liverpool Street.

The area has an outstanding choice of schools. Nearby primary schools include St Thomas More's Catholic Primary School, rated Outstanding by Ofsted, and St James' Church of England Primary School. Renowned grammar schools include Colchester Royal Grammar School and Colchester County High School for Girls, while independent options include St Mary's School for Girls, Oxford House School and Holmwood House.

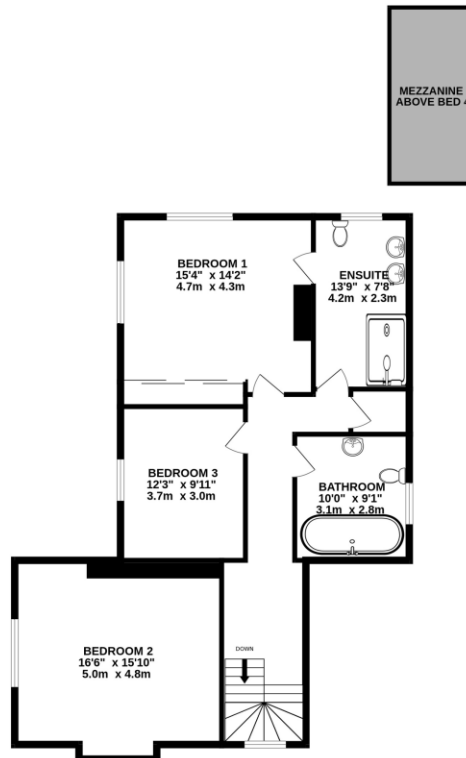
The award-winning Firstsite gallery is also within easy reach, offering a year-round programme of exhibitions, events and activities, adding to the area's vibrant cultural scene.

Castle Park and other nearby green spaces provide a welcome escape, combining the convenience of city-centre living with attractive opportunities for recreation and relaxation.

GROUND FLOOR
1810 sq.ft. (168.1 sq.m.) approx.



1ST FLOOR
958 sq.ft. (89.0 sq.m.) approx.

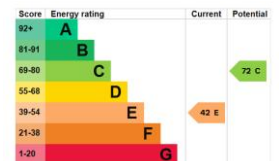


TOTAL FLOOR AREA : 2768 sq.ft. (257.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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RICHARD SEELEY
SALES MANAGER

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