Copford

Offers In Excess Of £500,000

DOG FOOD

Property Overview

Nestled in the heart of the picturesque village of Copford, this exquisite residence offers the perfect harmony of rustic charm and modern sophistication. Featuring three generously sized bedrooms, two having private en-suite faciilities, the home provides both comfort and privacy in equal measure. Designed with discerning second- and third-time buyers in mind, it is especially appealing to London commuters as Marks Tey Station is about 15 min walk away, value seamless access to the city while enjoying the tranquillity of village life.

Upon entry, the entrance hall greets you with its striking feature brick wall, leading to a cosy lounge, complete with a warming wood burner for those chilly evenings. The cloakroom adds a convenient touch, while the expansive kitchen/dining/familyroom, with stylish bifold doors and a well-stocked larder and underfloor heating seamlessly merges into the sun-drenched rear garden, offering tranquil views and tiled floors underfoot.

Upstairs, the first-floor landing opens to an opulent main bedroom with an en-suite shower room, accented by another captivating brick wall feature. The remaining bedrooms, including one with enchanting garden vistas, ensure ample space for family and guests alike. A separate, elegant family bathroom, boasting a stand-alone shower, completes the internal splendour.

Externally, to the front of the property is a substantial driveway offering parking for numerous vehicles, guiding you to a detached garage with a convenient roller door. The rear garden, extending beyond 120 feet, is an emerald escape, perfect for both relaxation and entertainment, with boundaries ensuring privacy. A dedicated home office/studio, equipped with heating, air conditioning and wired for internet, presents an idyllic workspace, while the property's double glazing and gas central heating ensure year-round comfort.

This home is a true gem, offering a luxurious lifestyle to those who yearn for a blend of countryside c

Property Setting:

The charming village of Copford lies just a few miles to the west of Colchester, offering the perfect balance of rural tranquillity and excellent accessibility. Surrounded by open countryside yet close to the A12, residents enjoy convenient links to Colchester, Chelmsford, Ipswich and London, making it a popular choice for commuters and families alike.

Copford itself is a welcoming village with a strong sense of community, home to a well-regarded primary school, village hall, playing fields and the 12th-century St Michael's Church. Everyday amenities can be found in neighbouring villages, while Colchester town centre with its wide choice of shops, restaurants, leisure facilities and mainline railway station is only a short drive away.

For those who enjoy the outdoors, the surrounding area offers beautiful countryside walks, cycle routes and nature reserves, while Constable Country and the picturesque Dedham Vale Area of Outstanding Natural Beauty are within easy reach. The nearby Tollgate Retail Park and Marks Tey mainline railway station some 1.3 miles away further add to the convenience of this desirable location.

AGENTS NOTES:
Heating - Gas via radiators

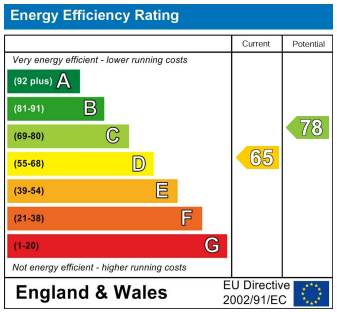
Smoby

Location Map

AGENTS NOTES:

Heating - Gas via radiators
Services Connected - Mains Electric/Gas/Water/Drainage
Council Tax Band - D
Tenure - Freehold
Mobile Coverage Indoor: O2 & Vodafone are available, all other networks are likely
Broadband: Ultrafast broadband is available at this address

Energy Performance Graph



Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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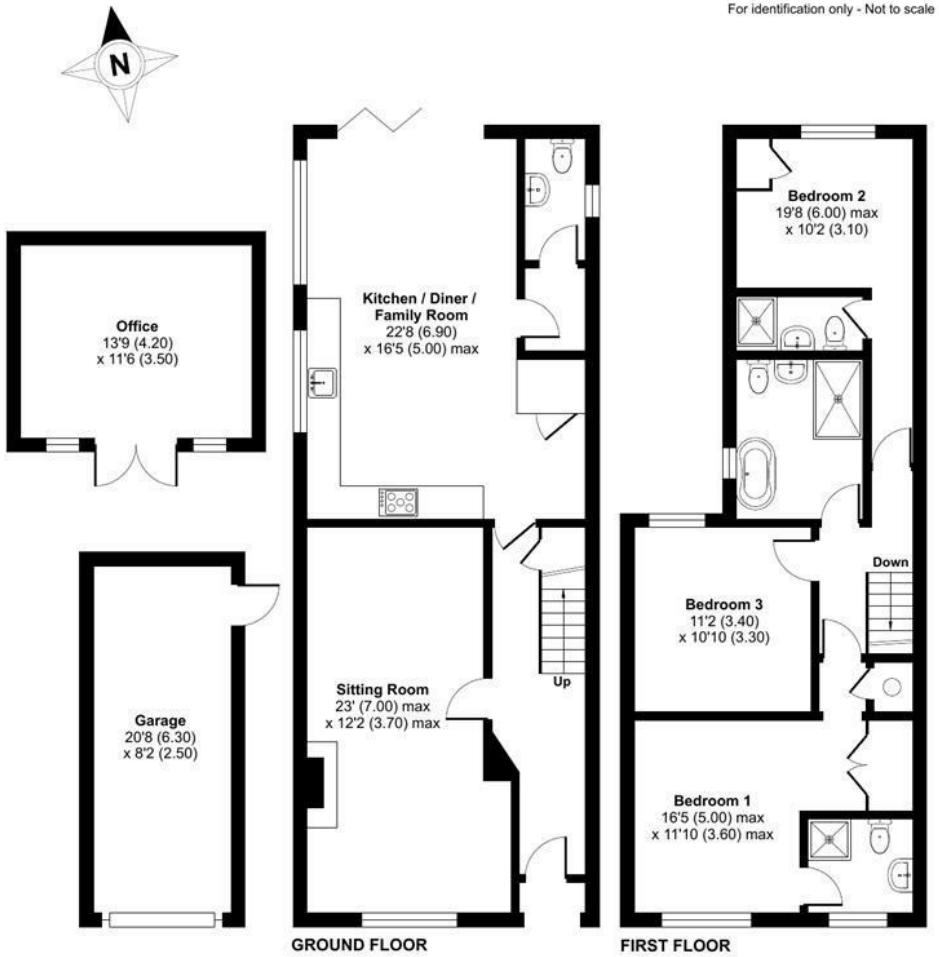
Floor Plan

London Road, Copford, Colchester, CO6

Approximate Area = 1387 sq ft / 128.8 sq m
Garage = 170 sq ft / 15.7 sq m
Outbuilding = 158 sq ft / 14.6 sq m
Total = 1715 sq ft / 159.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Chamberlain Phillips. REF: 1363448