



**NP** NICHOLAS  
PERCIVAL

**For Sale.** 17 Orchard Close  
Copford, Colchester, Essex CO6 1DB

Incorporating **BS** BIRCHALL  
STEEL



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### 17 Orchard Close, Copford, Colchester, Essex CO6 1DB

17 Orchard Close is a detached four bedroom family home, tucked away in a quiet residential setting close to open countryside. The property enjoys a well-proportioned corner plot approaching 0.3 acres (stls) and the accommodation on offer includes three double bedrooms, kitchen, lounge, sitting room and family bathroom. Ample off road driveway parking is provided in addition to the garage. Orchard Close will offer the new owners a wonderful base to enjoy all the local area has to offer from this semi-rural village setting.

Tenure Freehold | Gas Central Heating | EPC B

Solar Panels with Battery Storage Installed | EV Charger | Council Tax Band E

Mains Gas, Water, Drainage and Electricity Connected

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## The Property

Approached via a gravelled driveway, the entrance hall provides access to the spacious dual aspect sitting room with French Doors to the garden. The lounge features a cosy log burner and doors to the garden and is also open plan to the dining room. To the front the kitchen offers space for a free-standing cooker as well as space for a washing machine and dishwasher. Ample storage is provided by a good array of cupboards and drawers. The cloakroom completes the ground floor.

Ascending the stairs to the first floor there are three double bedrooms and a good sized single. The principal bedroom is to the rear and in common with the second double bedroom that also enjoys views over the rear garden, benefits from built in wardrobes. Bedroom three is a double to the front whilst the single bedroom is presently used as a study.

The family bathroom completes the internal accommodation and is comprised of a bath with shower screen and electric shower, pedestal handbasin, wc and heated towel rail.

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## Location

Copford is a welcoming rural village located around 4 miles west of the city of Colchester. The village is surrounded by open countryside, farmland and quiet country lanes, whilst being very well-connected by the A12 and mainline railway station at Marks Tey, with train times to London Liverpool Street of about 50 minutes. There is a well regarded primary school and popular village public house.

A short drive away are the Tollgate and Stane Retail Parks in Stanway that offer a range of shops, cafes and eateries as well as a choice of supermarkets. The historic city of Colchester offers all the entertainment, restaurant, leisure and shopping amenities expected of a major regional centre as well as excellent schooling options in both the state and private sectors.

With beautiful countryside walks on your doorstep, the coast and the capital both within easy reach, Copford offers the perfect balance between modern living and a relaxed, community-focused lifestyle.





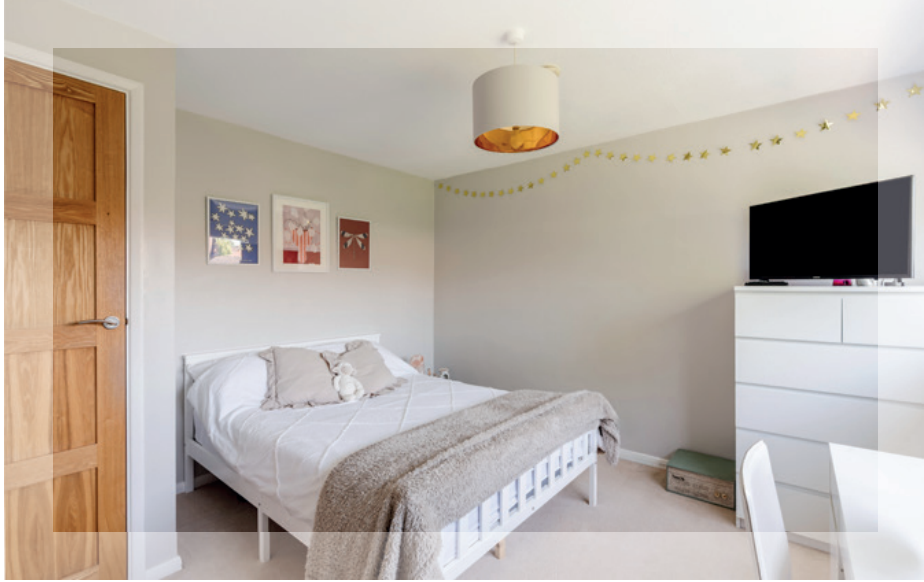
## Outside

Situated at the end of a quiet cul-de-sac, the property benefits from a generous corner plot position that approaches 0.3 acres (stls). To the front there is a large gravelled driveway that provides parking for numerous vehicles, in addition to the garage with electronic roller door. The present owners have installed solar panels (with battery storage) and an electric car charging point.

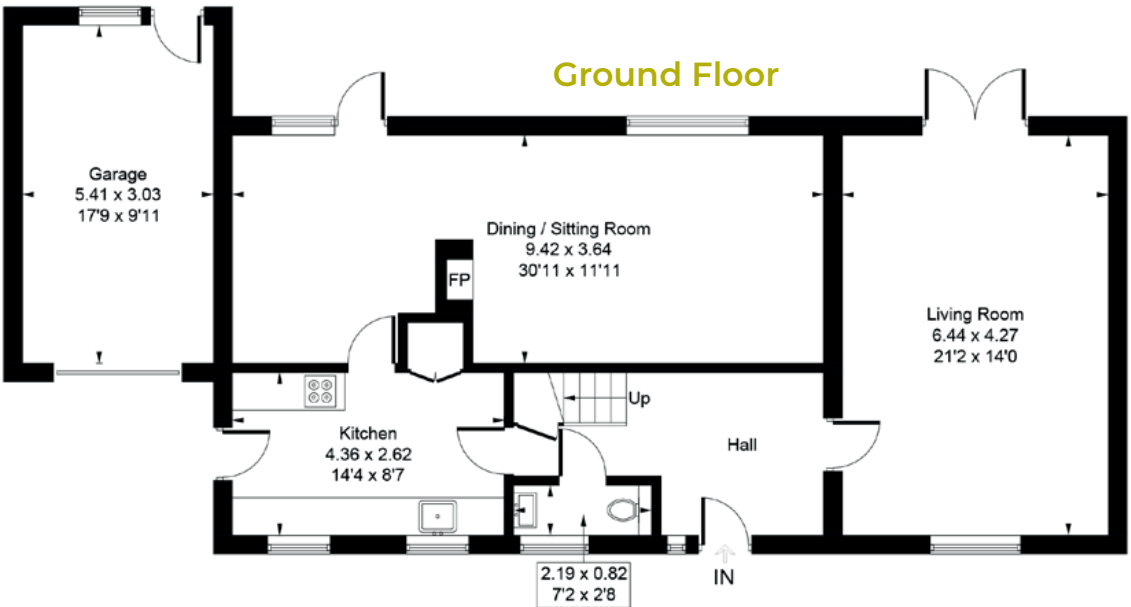
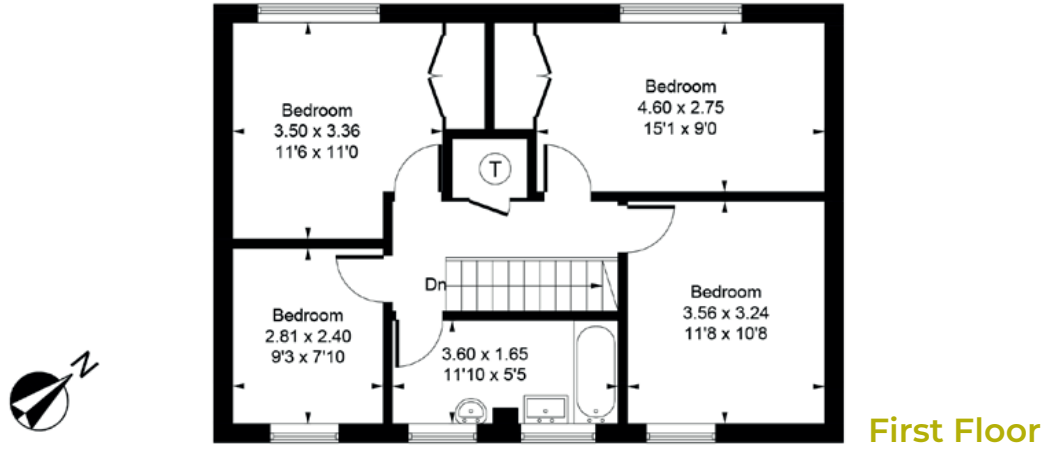
The garden wraps around the property and is mainly laid to lawn with mature beds and borders. For the green-fingered there is a fruit cage and vegetable patch. Adjacent to the house there is a large sun terrace ideal for entertaining family and friends, and which makes the most of the westerly aspect











**17 Orchard Close, Copford, Colchester, Essex CO6 1DB**

Approximate Gross Internal Area = 1622 sq ft / 150.7 sq m  
 Garage = 179 sq ft / 16.6 sq m  
 Total = 1801 sq ft / 167.3 sq m

Illustration for identification purposes only. Measurements are approximate and not to scale.

**Environmental Credentials**

The property benefits from a Fox ESS Solar Photovoltaic and battery storage installation completed in 2025, improving the energy efficiency and green credentials of the property.

**Key Features :**

- Approx. 12kW MCS-certified solar PV installation
- Fox ESS hybrid inverter system
- Fox ESS EP11 high-voltage battery storage system (10.36kWh)
- Professionally installed with full MCS certification, UK Power Networks G99 approval and NICEIC electrical certification
- Structural roof assessment completed and documented prior to installation
- New consumer unit and upgraded electrical protection systems installed as part of the works, including a whole house check.
- Premium JA Solar double-glass panels with long-term manufacturer warranties
- Full warranty and compliance documentation available
- Hypervolt 3 EV charging point installed by Octopus Energy in 2025

The vendor comments that *“the system has already demonstrated excellent real-world performance, generating approximately 6.0MWh of electricity between September 2025 and May 2026, with household energy self-sufficiency reaching approximately 47%.”*



Viewing is strictly by appointment with the Sole Selling Agents.

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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

### Agents Notes

Stamp Duty Land Tax will need to be paid to purchase this property. Please use the web link to the government website <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro> to assess your position.

Other charges such as solicitors' fees and removal costs will also need to be considered. Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only.

No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.