



Rectory Hill | Wivenhoe | CO7 9LU











STEP INSIDE

OVERVIEW

Set within a quiet private road and overlooking a picturesque lake, this prestigious five bedroom detached home offers over 2000 sq ft of beautifully presented accommodation arranged across three floors. Built by the highly regarded Jenny Moody, the home enjoys a sought-after position moments from Millfield School and is perfectly placed for Wivenhoe's vibrant waterfront, renowned eateries, independent shops and mainline station, providing direct access into London Liverpool Street in just over an hour.

STEP INSIDE

Entering the welcoming entrance hall which features elegant limestone flooring, generous storage and a sense of space that immediately sets the tone for the property. The living room is a beautifully proportioned reception room with solid oak flooring, a gas feature fireplace and French doors opening directly onto the rear garden, creating a seamless indoor-outdoor feel. A separate dining room positioned to the front of the house provides an ideal space for entertaining or family gatherings.

The heart of the home is the kitchen and breakfast room, fitted with a comprehensive range of cabinetry and quality NEFF appliances, complemented by contemporary flooring and excellent natural light via windows and doors to both the side and rear. There is ample space for a breakfast table, making it a true family hub. A separate utility room offers additional practicality, while a ground floor cloakroom completes the lower level.

Rising to the first floor, the principal bedroom is a generous room featuring a dressing area, built-in wardrobes and a well-appointed en-suite shower room. Two further double bedrooms are also found on this floor, one benefiting from its own en-suite, alongside a stylish family bathroom. The second floor provides two additional double bedrooms, both light-filled and versatile.



STEP OUTSIDE

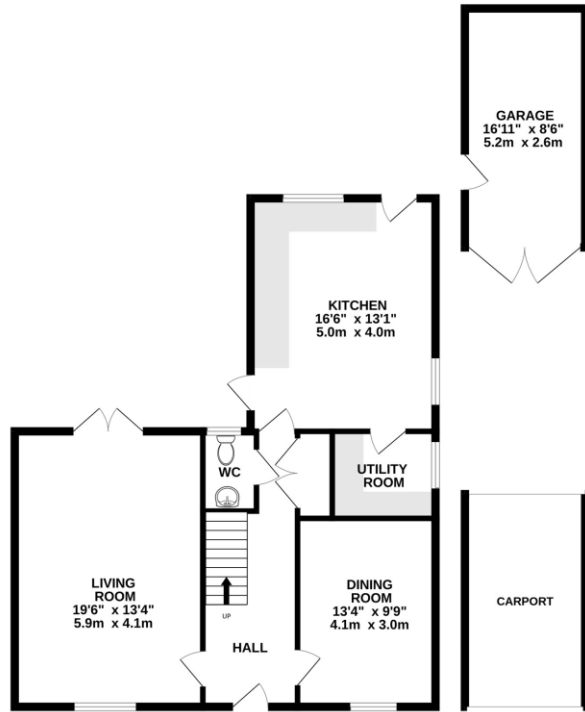
The rear garden is thoughtfully landscaped and arranged in an attractive 'L' shape, enclosed by brick walling and fencing to create a private and secure environment. Predominantly laid to lawn with a paved patio area immediately to the rear of the property, it offers the perfect space for outdoor dining, relaxation and play. Gated side access leads to the garage, which is equipped with power and lighting, while the carport positioned to the front provides parking for several vehicles and further enhances the practicality of the home.

LOCATION

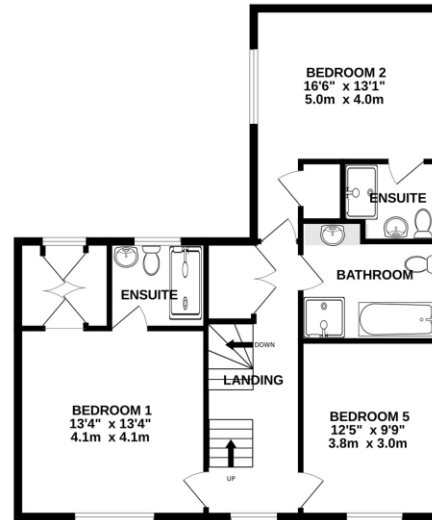
Wivenhoe is an attractive and well-regarded riverside town, renowned for its welcoming community, excellent local amenities and picturesque natural setting. The property enjoys a superb position with convenient access to a range of local schools, including the highly regarded Millfield School, as well as an array of shops, independent cafés, traditional pubs, restaurants and the charming waterfront. Wivenhoe's mainline railway station provides regular services into London Liverpool Street, making it an ideal location for those seeking an easy commute without compromising on lifestyle.

With highly regarded schooling, the University of Essex close at hand and idyllic riverside walks just moments away, it is easy to understand why Wivenhoe was crowned The Sunday Times Best Place to Live in the East of England 2024.

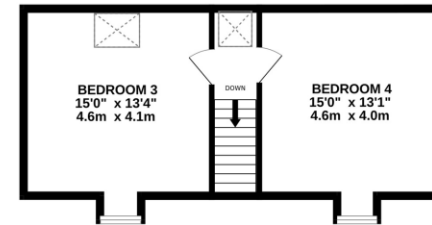
GROUND FLOOR
1071 sq.ft. (99.5 sq.m.) approx.



1ST FLOOR
798 sq.ft. (74.1 sq.m.) approx.



2ND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 2274 sq.ft. (211.2 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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Fine & Country Colchester
Tel: +44 01206 878155
colchester@fineandcountry.com
99 London Road, Stanway, Colchester, Essex, CO3 0NY

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fineandcountry.com