

NP NICHOLAS
PERCIVAL

For Sale. Lundie, Lower Green
Wakes Colne, Colchester, Essex CO6 2AZ

Incorporating **BS** BIRCHALL
STEEL





Lundie, Lower Green, Wakes Colne, Colchester, Essex CO6 2AZ

Lundie is a stunning example of a thoughtfully recently extended family home, tucked away in a peaceful countryside setting. This impressive property combines contemporary design with traditional charm. With four double bedrooms, two en-suites, and an exceptional open-plan kitchen / dining / living space that enjoys uninterrupted countryside views, Lundie offers flexible living at its very best. Sitting within grounds approaching three-quarters of an acre (STLS), the grounds also boasts a collection of versatile outbuildings, large garden ideal for both relaxation and entertaining and potential to house a pony, with exceptional bridle and farm ways on your doorstep.

No Onward Chain | Tenure Freehold | LPG Central Heating
Council Tax Band E | Intruder Alarm and CCTV | CAT 6 throughout
EPC Awaited | Underfloor Heating to the en-suites and family bathroom
Mains Water, Drainage and Electricity Connected







The Heart of the Home

At the centre of the property lies the showstopping open-plan kitchen / dining / family room, bathed in natural light from the sky lantern above and sliding doors that open seamlessly onto the sun terrace and garden. The sleek, well-appointed kitchen is both stylish and practical, with plentiful storage, a useful larder cupboard, and an oak-topped island that doubles as a breakfast bar. An LPG AGA with electric hob stands proud as the heart of the kitchen and includes an electric Bosch oven and space for a wine chiller neatly housed within the island, and an integrated Bosch dishwasher, which add both modern convenience and timeless countryside charm.

There's space for a large dining table, making this an ideal spot for lively gatherings or leisurely family meals, while the adjoining sitting area enjoys uninterrupted views of the garden and fields beyond. On warmer days, throw open the sliding doors and extend your living space out to the terrace – perfect for summer entertaining.

Flexible Accommodation

Lundie's versatile layout provides a wonderful balance of open family living and private retreat. To the front, a cosy sitting room with log burner offers the perfect place to curl up on winter evenings. A dual-aspect playroom/bedroom 5 provides further flexibility, while a practical boot room leads to a dedicated office – ideal for home working.

A separate laundry room provides further storage and workspace, with space plumbing for both a freestanding washing machine and tumble dryer, and also houses the boiler cupboard. A stylish cloakroom completes the ground floor.

Upstairs, thoughtful design continues with a charming window seat on the landing – a peaceful spot to read – alongside built-in storage. The principal bedroom offers twin built-in wardrobes, bi-fold doors opening to a private balcony, and a beautifully finished ensuite with Burlington sanitary ware. The second bedroom also enjoys its own dressing room and ensuite with rainfall shower and bath. The third is a generous dual-aspect double with fitted storage, while the fourth, a smaller double, offers views to the front of the property. A luxurious four-piece family bathroom finished with Burlington sanitary ware and Fired Earth tiles, with freestanding double-ended bath and separate shower, completes the accommodation.



Location

Wakes Colne is a charming village surrounded by rolling Essex countryside, offering a perfect balance of rural living and convenience. The village has its own station on the picturesque Gainsborough Line, providing direct connections to Marks Tey for onward trains to London Liverpool Street, making it ideal for commuters.

There is a welcoming community with a local pub and village store, and a key feature of the landscape the historic viaduct. For a wider choice of shopping, dining, and schooling, Colchester is just a short drive away, while the Dedham Vale Area of Outstanding Natural Beauty and nearby Constable Country provide endless opportunities for walking, cycling and exploring.





Outdoor Living

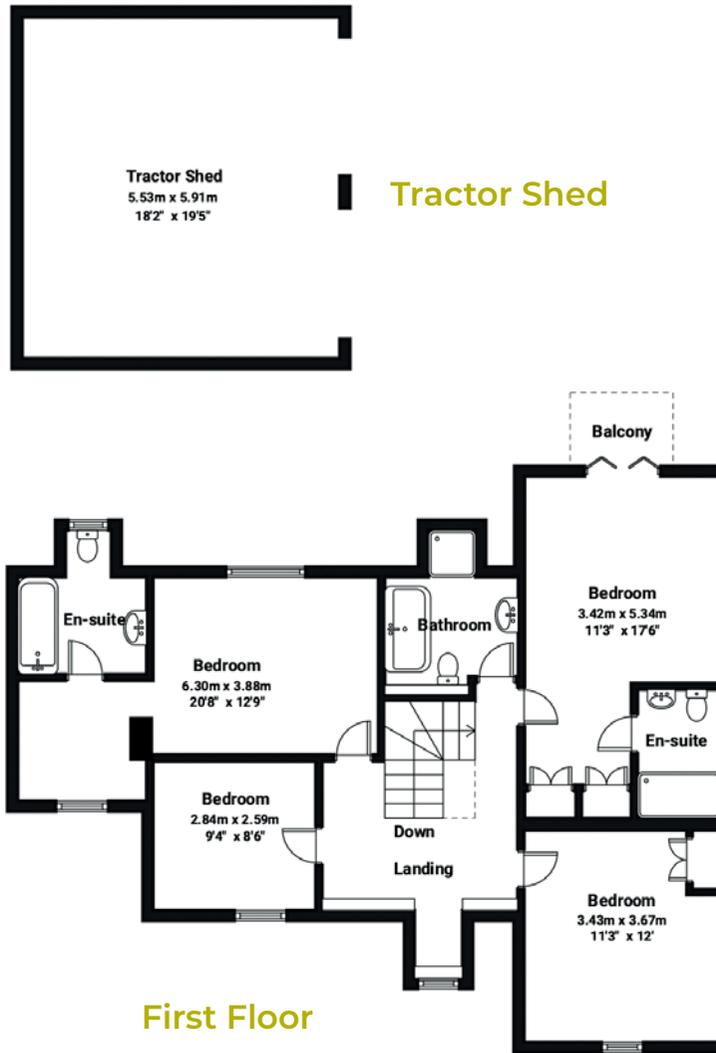
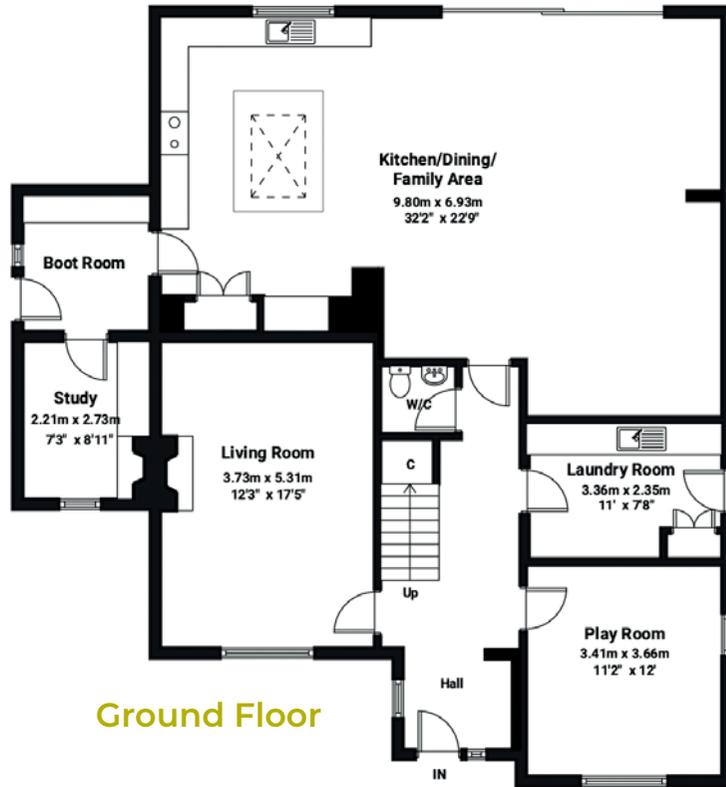
Outside, Lundie sits beautifully within its grounds of around 0.75 acres (STLS). A gravel in and out driveway provides ample parking and leads to a concealed secondary parking area. There is a double garage with loft storage, (power and light are connected), alongside a workshop and covered storage area.

To the rear, a sun terrace spans the width of the property, perfectly positioned to take advantage of the southerly aspect. The garden unfolds in an 'L' shape, and is mainly laid to lawn, with established fruit trees and raised vegetable beds, all set against the backdrop of uninterrupted countryside views. A discreetly positioned LPG tank and tractor barn add further practicality.









25 Halstead Road

Total Approximate Floor Area: 3177.61 SqFt (295.21 SqMt)

House: 2208.1 SqFt (205.14 SqMt) | Tractor Shed: 351.8 SqFt (32.68 SqMt) | Garage: 268.5 SqFt (24.95 SqMt)

Workshop: 177.2 SqFt (16.47 SqMt) | Store: 171.8 SqFt (15.97 SqMt)

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



Viewing is strictly by appointment with the Sole Selling Agents.

NP NICHOLAS
PERCIVAL

Incorporating **BS** BIRCHALL
STEEL

01206 563222

Dan Fuller | DFuller@nicholaspercival.co.uk
Sara Wilson | SWilson@nicholaspercival.co.uk
Julie Willats | JWillats@nicholaspercival.co.uk

nicholaspercival.co.uk

Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

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.