

oakheart

£1,250,000

Guide Price

Church Road, Peldon

ROOMS WITH A VIEW

GUIDE PRICE £1,250,000 - £1,300,000

With a west facing garden and backing onto open farmland, this home has been purposely built to best exploit and enjoy the picturesque vista of the surrounding farmland and far reaching panoramic views to Great Wigborough Church, Abberton Reservoir and, on clear days, as far as Layer Marney tower. A tireless feature.

The tranquil and friendly village of Peldon, just seven miles south of Colchester, offers a welcoming community of all ages and family sizes. The village boasts a hall, church, local pub, and park, along with beautiful country walks and cycle routes right on your

doorstep—including scenic paths by the reservoir. Its close proximity to Mersea makes it ideal for those who enjoy sailing and watersports but prefer to live off the island and a shorter drive to main roads and rail links for easy travel.

THE HOME

Hidden away behind electric gates, and almost central to the plot is this stunning four-bedroom individual, contemporary stylish home that invites you to experience a life of privacy, luxury and effortless modern living. This home exudes quality from its floorings to fixtures and fittings, to the selection of the natural cedar for the external cladding.

Set over three floors, four double bedrooms, en-suite to principal, family bathroom, expansive open plan kitchen / dining / living area, large feature pantry, separate utility

and lounge. Externally there is a double garage with storage above. The total plot is over three-quarters of an acre and with approximately 5,021 square feet of total accommodation. This home has been crafted with care, creating a seamless blend of elegance, comfort, and connection to nature. Built to a high specification by the current owners between 2013-2015. A vision of their dream home.

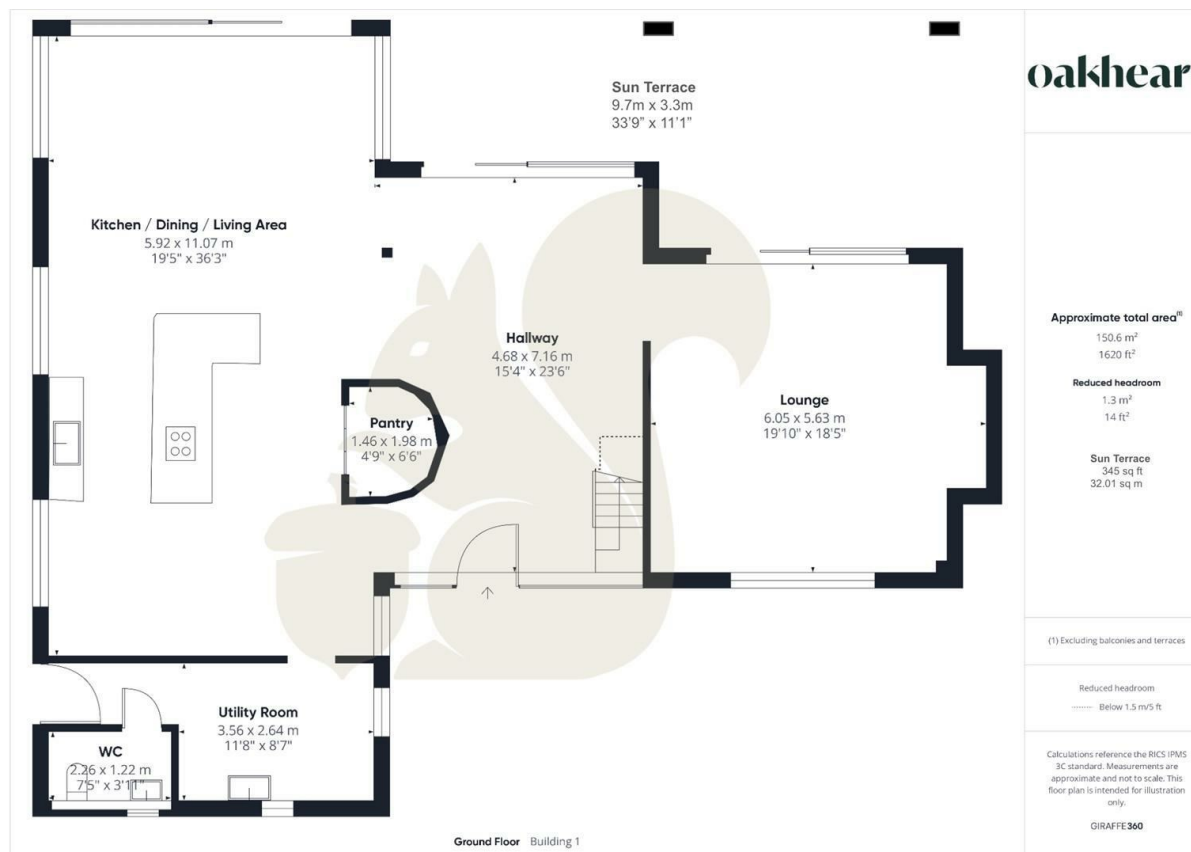
INTERNALLY











Local Authority:

Colchester

Tenure:

Freehold

Council Tax Band:

G

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	78	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Mersea

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