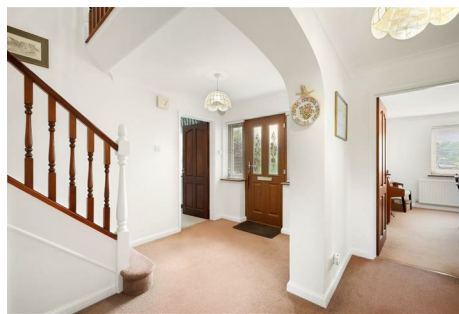




School Lane, Great Wigborough

Curlings is a substantial detached family house occupying a secluded position on School Lane in the heart of Great Wigborough. Built in a traditional style and surrounded by mature gardens, the house combines well-proportioned living spaces with a practical layout suited to modern family life. Extending to almost 2,000 sq ft, it offers four bedrooms, two bathrooms, a study and generous reception rooms, together with a detached double garage and extensive parking.

Guide price £650,000

School Lane

Great Wigborough, Colchester, CO5



- Detached four-bedroom village house extending to approximately 1,984 sq ft, set within a generous mature plot
- Large kitchen/breakfast room with solid timber cabinetry, adjoining utility room and separate dining room
- Detached double garage with adjoining store, extensive gravel driveway and ample parking
- Beautifully landscaped gardens with established planting, lawns, terraces and a high degree of privacy
- Principal bedroom with en-suite shower room, alongside three further double bedrooms and a family bathroom
- Quiet position within the sought-after village of Great Wigborough, surrounded by open countryside
- Spacious dual-aspect sitting room with brick fireplace, wood-burning stove and French doors to the garden
- Ground-floor study, ideal for home working

The Property

A broad entrance hall forms the centre of the house, creating a natural flow between the principal rooms. To one side, a dual-aspect sitting room stretches the depth of the house, centred around an impressive brick fireplace with wood-burning stove. French doors open directly onto the garden, bringing in plenty of natural light and creating a strong connection with the outdoor spaces.

The kitchen/breakfast room is arranged around a range of solid timber units with extensive work surfaces and space for everyday dining. A separate utility room provides additional storage and practical workspace, with direct access from the kitchen. Across the hall, a formal dining room offers a more traditional entertaining space, while a study overlooking the garden provides an ideal setting for home working.

The first floor is arranged around a generous landing. The principal bedroom benefits from an en-suite shower room and views across the surrounding gardens. Three further double bedrooms are served by a family bathroom with both bath and separate shower enclosure. The accommodation is notable throughout for its generous proportions, plentiful natural light and practical layout.

While the house has been carefully maintained, it also offers an opportunity for a new owner to update and personalise interiors over time, if desired.

The Outside

The gardens are a particular feature of Curlings. Mature trees, established hedging and colourful planting create a private and peaceful setting around the house. Broad lawns are interspersed with well-stocked borders, flowering shrubs and a variety of seating areas, creating interest throughout the seasons.

To the rear, paved terraces provide space for outdoor dining and entertaining, while the detached double garage and adjoining store sit comfortably within the plot. A long gravel driveway provides extensive off-road parking and access to the garage, with additional areas of lawn and planting framing the approach to the house.

The overall plot offers an attractive balance of open space, mature landscaping and privacy, with views across neighbouring gardens and surrounding greenery.

The Area

Great Wigborough is one of Essex's most attractive and unspoilt rural villages, set amidst rolling countryside a short distance south-west of Colchester. The village retains a peaceful, agricultural character and is surrounded by a network of footpaths, bridleways and country lanes.

The nearby villages of Peldon, Abberton and Mersea provide everyday amenities, while Colchester offers a comprehensive range of shopping, leisure and educational facilities. The area is particularly well known for its proximity to the Abberton Reservoir Nature Discovery Park, coastal landscapes around Mersea Island and excellent opportunities for walking, cycling and sailing.

For commuters, Colchester North station provides regular services to London Liverpool Street, while the A12 offers convenient road connections towards Chelmsford, the M25 and beyond.

Further Information

Please note that some marketing images may be virtually staged for illustrative purposes.



Floor Plan



Main area: Approx. 184.4 sq. metres (1984.5 sq. feet)
Plus garages, approx. 37.1 sq. metres (399.0 sq. feet)

All measurements are provided as a general guide for prospective buyers and should not be considered precise. This floor plan is for illustrative purposes only, and no responsibility is accepted for any error, omission, or misstatement. The services, systems and appliances shown have not been tested, and no guarantee is given regarding their operability or efficiency. Measurements may have been taken from the widest points and could include wardrobe or cupboard space. No guarantee is given for any measurements, including total area. Buyers are strongly advised to take their own measurements.

Curlings, Great Wigborough

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		