



The Beeches
Church Road | Fingringhoe | CO5 7BN

OVERVIEW

Set amidst open countryside in the village of Fingringhoe, this beautifully presented four bedroom home offers well balanced accommodation arranged over two floors. Occupying a peaceful position on a quiet no-through road, the property enjoys a high degree of privacy.

The home has versatile reception spaces, a stunning open-plan kitchen/dining room, and both upper and lower outdoor entertaining areas including a balcony and terrace. The generous frontage provides parking for at least six vehicles, in addition to a double garage.









STEP INSIDE

The Beeches

A large and welcoming entrance hall sets the tone, leading into the split-level living accommodation. The sitting room is light and inviting, complete with a working fireplace and access to a top balcony, offering an elevated position to take in the uninterrupted countryside views.

A separate dining room, currently used as a playroom, provides flexible additional living space, ideal for formal dining or family use.

At the heart of the home is the open-plan kitchen/dining room, finished in a clean, contemporary style with sleek units, quality surfaces and ample natural light. This sociable space opens directly onto a lower terrace/patio, creating a seamless indoor-outdoor flow perfect for entertaining in warmer months.

The ground floor also benefits from a utility room, cloakroom, and internal access to the double garage.

Upstairs, there are four well proportioned bedrooms, including a generous principal suite featuring a large en suite bathroom. Several bedrooms enjoy elevated countryside views, further enhancing the sense of space and tranquillity that defines the home.



STEP OUTSIDE

The Beeches

The outdoor space is a standout feature, offering a private, unoverlooked garden backing onto woodland, where muntjac deer and other wildlife are frequently seen. The setting provides a true sense of seclusion, while still being connected to village life.

The garden includes a summer house, shed and a useful side external store, providing excellent options for storage or leisure. The lower terrace off the kitchen/dining area is ideal for entertaining, while the upper balcony offers a peaceful vantage point for relaxing and enjoying the views.

To the front, the generous driveway accommodates at least six cars, complemented by the double garage.

with no neighbours to the front or rear and far-reaching panoramic views stretching across to Rowhedge and Wivenhoe, this is the perfect quiet escape.

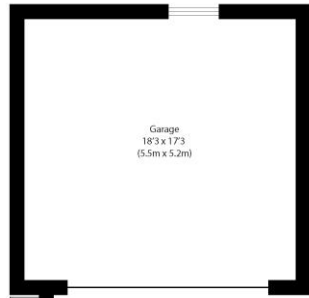
LOCATION

Fingringhoe is a sought-after village set along the Colne Estuary. The property is ideally positioned within walking distance of the popular Whalebone pub, as well as Rowhedge, where you can enjoy riverside walks and even take the ferry across to Wivenhoe.

Nature lovers will appreciate being within walking distance of Fingringhoe Wick Nature Reserve, while additional countryside walks and cycle routes are right on the doorstep.

The village also offers a well-regarded primary school with a playing field and playground, an active church within approximately 100 yards, and a village hall. A bus route into Colchester is conveniently located at the pub corner.

Colchester itself is within easy reach, providing a wide range of shops, restaurants, leisure amenities and mainline rail services to London Liverpool Street. The area is also well served by a number of highly regarded schools, both state and independent.



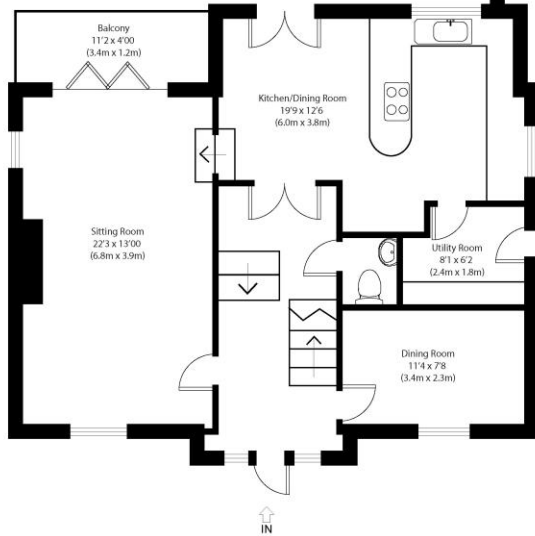
Approximate Gross Internal Area
 Main House 1635 sq ft (152 sq m)
 Garage 320 sq ft (30 sq m)
 Total 1955 sq ft (182 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your adviser should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photosgroup.co.uk

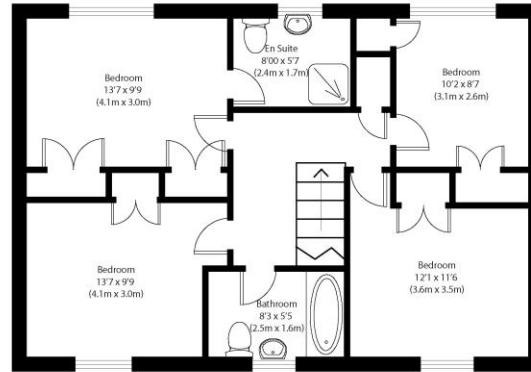


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Ground Floor



First Floor



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