



## Bourne Road, Colchester

\*\*\*GUIDE PRICE £450,000-£475,000\*\*\* Set along a quiet stretch of Bourne Road, directly opposite the historic Bourne Mill, this characterful detached house is a confident expression of 1930s domestic architecture. Its steeply pitched rooflines, soft pebble-dash render and warm timber-framed windows give it a quietly vernacular presence. Inside, the house is defined by generous proportions and a quality of light that shifts gently through the day, while outside a remarkably long, layered garden unfolds to the rear, offering both privacy and potential.

Guide price £450,000

# Bourne Road

## Colchester, CO2



- Detached 1930s house with distinctive gabled elevations and textured render
- Two reception rooms and flexible accommodation including mezzanine feature
- Off-street parking; Colchester Town station approx. 10 minutes' walk
- Set opposite the historic National Trust Bourne Mill, with scenic outlooks
- Ground-floor shower room and first-floor family bathroom
- Fully refurbished bathrooms and new kitchen appliances (oven and hob) 2025
- Accessed via a private road, with double-gated rear access
- Approx. 200ft mature rear garden with terraces, lawn and greenhouse
- New boiler installed 2025

### The Property

This home is entered via the porch, where textured render and brick detailing begin to hint at the home's period character. Inside, spaces feel calm and well-proportioned, with a clarity typical of the era and a flexibility suited to modern living.

The principal reception room runs along the front elevation and is anchored by a wide bay window fitted with leaded glazing. Sunlight pours across the room, catching the soft grain of timber picture rails and the simple geometry of the ceiling. A fireplace forms a natural focal point, lending warmth and a sense of permanence. A second reception room provides additional space for dining or more informal living, allowing the layout to adapt easily to different uses.

The kitchen is well-proportioned and flooded with natural light from dual aspect windows. The room feels spacious and there is ample worktop and storage space. The oven and hob were fitted in 2025.

The arrangement of rooms flows intuitively, with light drawn in from multiple aspects. Finishes are understated - neutral walls, timber trims, and soft carpeting - allowing the architecture itself to take precedence. A ground-floor shower room adds everyday practicality, while upstairs a well-appointed family bathroom serves the bedrooms.

One of the bedrooms is distinguished by a unique mezzanine level, offering an elevated and versatile space that could serve as a study, reading nook, or creative retreat. Further bedrooms are well-proportioned with inbuilt storage and the fourth bedroom lends itself perfectly to a working from home office space, guest bedroom or nursery. Throughout space and light is apparent with original details having been sensitively retained.

### The Outside

The house is approached via a gently rising driveway, set back from the main road and accessed along a private approach. Timber fencing and established planting soften the boundary, while a low brick wall and steps introduce a subtle sense of arrival. Off-street parking is provided to the front.

To the rear, the garden is a defining feature. Extending to approximately 200ft, it is both generous and thoughtfully layered. Immediately behind the house, a series of brick-built terraces step up from the patio, edged with planted beds and ceramic pots - an intimate setting for outdoor dining.

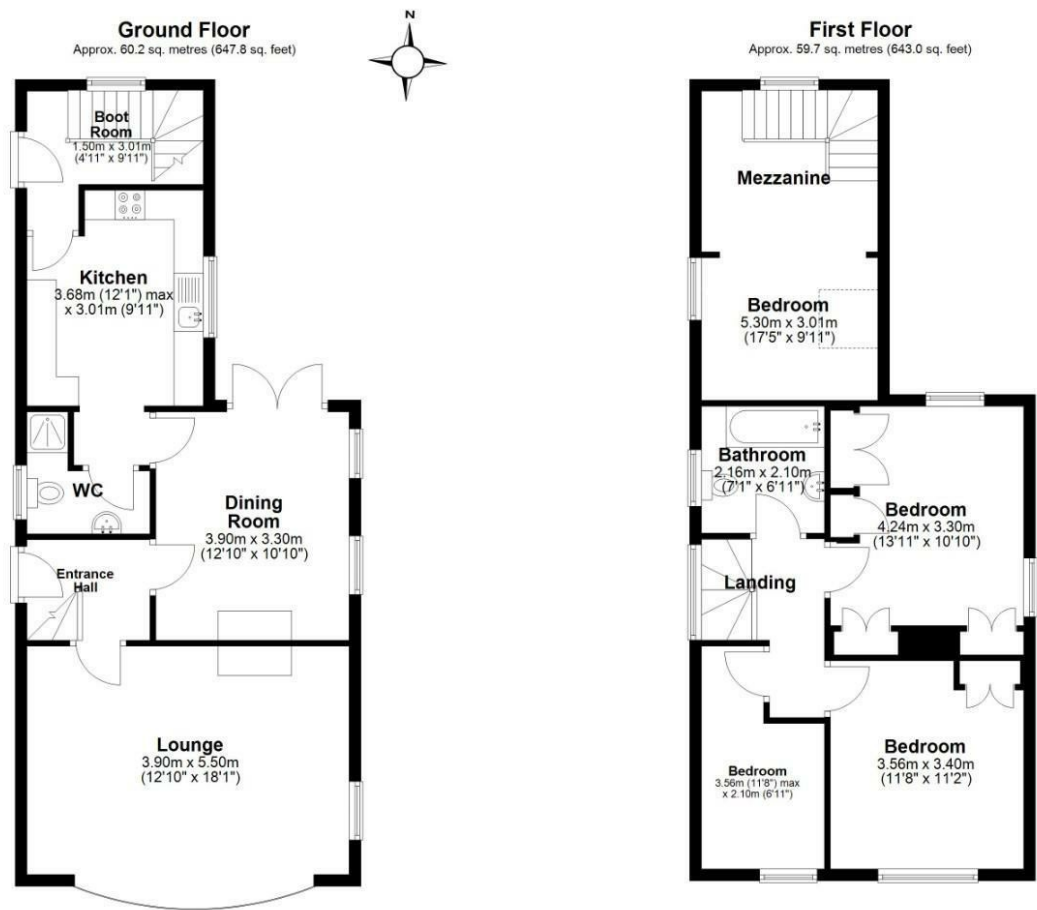
Beyond, the garden opens into a long sweep of lawn bordered by mature shrubs, flowering plants and established trees. A narrow path runs through the centre, leading towards a greenhouse and outbuildings at the far end. Double-gated rear access introduces further potential, whether for the addition of a garage, workshop or garden studio (subject to the necessary consents).

The overall effect is one of quiet abundance - an established, private garden that feels both cultivated and full of possibility.





Floor Plan



Total area: approx. 119.9 sq. metres (1290.8 sq. feet)

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