



Colchester Road, Wix  
Offers In Excess Of £500,000



## Colchester Road

An exceptional opportunity to acquire this deceptively spacious detached family home, beautifully positioned within a highly desirable village setting and enjoying uninterrupted views across open paddocks to the rear.

Approached via a generous driveway providing ample parking and access to a double garage with power, electric rolling doors and lighting, the home immediately impresses with its welcoming sense of space and natural light.

The inviting entrance hall leads to a thoughtfully arranged ground floor, perfectly suited to modern family living. A comfortable sitting room, formal dining room and dedicated study offer versatile reception space, while the stylish kitchen forms the heart of the home, seamlessly connecting to a practical utility room with side access. A cloakroom completes the ground floor accommodation.

Upstairs, a spacious landing gives way to four well-proportioned double bedrooms. The principal suite benefits from its own en-suite shower room, complemented by a contemporary family bathroom serving the remaining bedrooms.

Further enhancing the appeal, the property features triple glazed windows and gas radiator heating for year-round comfort.

To the rear, a truly impressive south-easterly facing garden extends to approximately 150ft, offering a wonderful sense of privacy and backing directly onto open paddocks — an idyllic setting for family life and outdoor entertaining.







- FOUR DOUBLE BEDROOM DETACHED HOME
- DOUBLE GARAGE AND DRIVEWAY PARKING
- THREE RECEPTION ROOMS
- EN-SUITE TO BEDROOM ONE
- GENEROUS SOUTH FACING REAR GARDEN
- VIEWING ADVISED

#### Location:

Nestled in the gently rolling countryside of northeast Essex, the village of Wix is a peaceful and picturesque spot that offers a delightful blend of rural charm and historical character. Situated between the towns of Harwich and Manningtree, Wix is part of the Tendring district and boasts a close-knit community with a deep-rooted sense of place as well as offering easy access to local mainline stations within 5 miles linking to London within 55 minutes.

The village's name, believed to be derived from the Old English word wic, meaning a farm or settlement, hints at its long history. Evidence of habitation in the area dates back centuries, and this heritage is reflected in the architecture and layout of the village. At its heart stands the 12th-century Church of St Mary, a Grade II\* listed building with a distinctive round tower – a relatively rare feature in English churches.

Wix retains a strong rural character, with surrounding farmland and open spaces contributing to its tranquil atmosphere. It's an ideal setting for walkers and nature enthusiasts, with several footpaths and bridleways crisscrossing the countryside.

Despite its small size, the village has a welcoming community spirit. It offers amenities such as a local primary school, a village hall that hosts various events and clubs, and the popular pub, The Waggon at Wix, which serves as a social hub for residents and visitors alike.

#### Agents Notes:

Tenure - Freehold

Council tax - Band E

Services - Mains Gas/Electric/Mains water & Drainage

Heating - Gas

Mobile - EE - 80% / Vodafone - 68% /

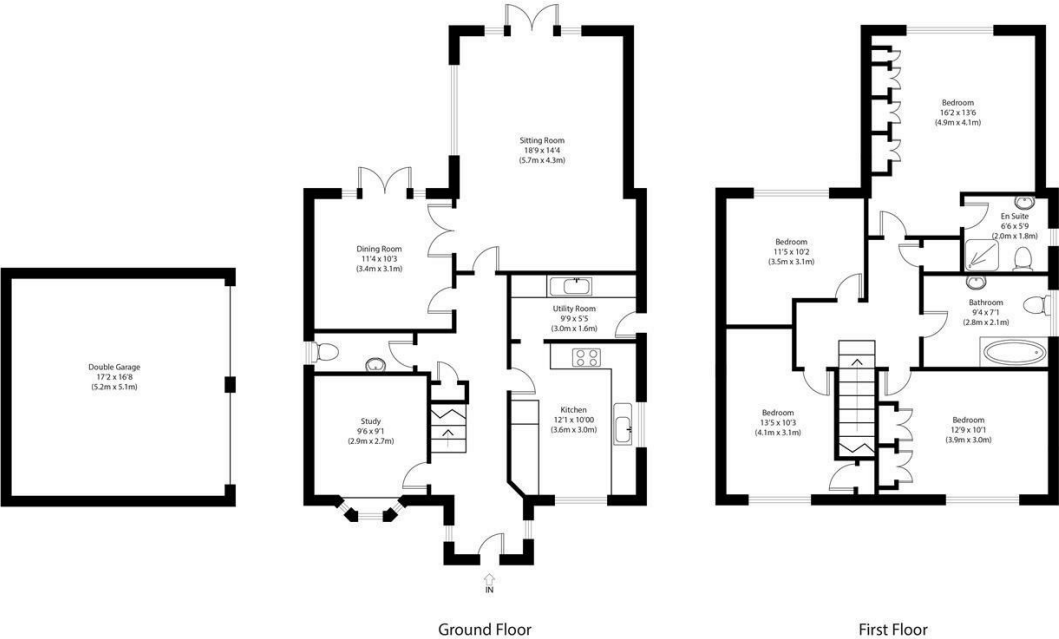
Three - 67% / O2 - 67% (source Ofcom)

Broadband - Ultrafast is available





Floor Plan



Approximate Gross Internal Area  
Main House 1655 sq ft (154 sq m)  
Garage 240 sq ft (22 sq m)  
Total 1895 sq ft (176 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do our utmost to ensure the floor plan is accurate and complete, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright newcastlehouseagency.co.uk



Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

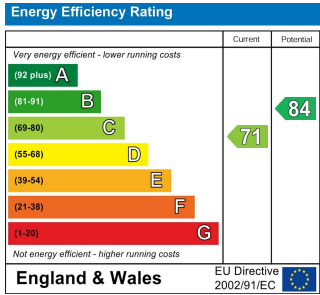
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6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ  
Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk

Area Map



Energy Efficiency Graph



Council Tax Band - E

Tenure - Freehold