



Searle Way, Eight Ash Green
Guide Price £600,000 - £625,000

Property Overview

An impressive, fully renovated four-bedroom home, enviably positioned within the sought-after village of Eight Ash Green. The current owners have thoughtfully refurbished and completely modernised the property throughout, creating a stylish and contemporary home finished to a high standard.

Upon entering, a welcoming entrance hallway immediately sets the tone for the quality and attention to detail found throughout. The generous living room features a striking fireplace and benefits from double doors opening out to the rear garden, allowing for an abundance of natural light and a seamless connection to the outdoor space.

The heart of the home is undoubtedly the stunning kitchen/dining room, beautifully appointed with feature quartz worktops, a butler sink, and a range of integrated appliances—perfectly designed for both everyday living and entertaining. In addition, the garage has been cleverly converted to create a versatile second reception room, ideal for use as a playroom, home office, or additional living space and it also benefits from a hidden utility cupboard. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, the property offers four well-proportioned double bedrooms. The current sellers have thoughtfully adapted the layout to create a stylish en-suite to the principal bedroom, which also benefits from a wall of built-in storage. The remaining bedrooms are served by a beautifully re-fitted family bathroom, finished in a contemporary style.

Externally, the enclosed rear garden has been professionally landscaped to create a superb outdoor retreat, featuring two patio areas, including an ideal space for alfresco dining, alongside a low-maintenance artificial lawn and a dedicated children's play area—perfectly suited to modern family living.

To the front, the property offers a single garage along with generous off-road parking, completing this exceptional home.





- FOUR BEDROOM DETACHED HOME
- FULLY RENOVATED THROUGHOUT
- RECENTLY FITTED KITCHEN, FAMILY BATHROOM AND EN-SUITE SHOWER ROOM TO BEDROOM ONE
- CONVERTED GARAGE ALLOWING FOR SECOND RECEPTION ROOM
- LANDSCAPED REAR GARDEN
- GENEROUS DRIVEWAY PARKING AND SINGLE GARAGE
- DOWNSTAIRS WC
- VIEWING ADVISED



Property Setting:
Eight Ash Green is a highly regarded and sought-after village located to the west of Colchester, offering an appealing blend of countryside charm and everyday convenience. The village is well served by a selection of local amenities including a village shop, primary school, parish church and a well-known public house, all contributing to a strong sense of community and village life.

Surrounded by open countryside, Eight Ash Green provides access to a variety of scenic walks and outdoor pursuits, making it ideal for those seeking a more relaxed pace of living whilst remaining well connected. For a wider range of shopping, dining and leisure facilities, the historic city of Colchester is just a short distance away, offering an extensive selection of retail outlets, restaurants, bars and educational establishments.



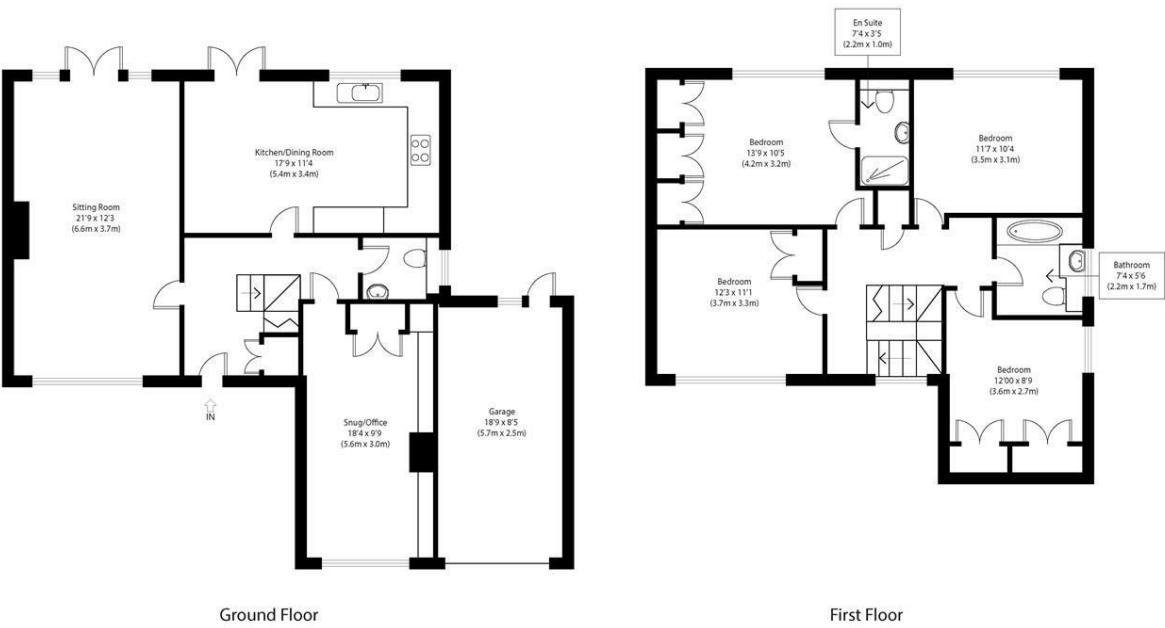
The location is particularly favourable for commuters, with excellent access to the A12 providing direct routes to the A14, Chelmsford, and London. Mainline railway services to London Liverpool Street are available from Colchester and Marks Tey stations, both within easy reach, making the village a practical choice for those travelling into the capital.

In addition, the surrounding area offers a variety of recreational facilities including golf courses, leisure centres and country parks, further enhancing the lifestyle appeal of this desirable village setting.

Important Information:
Tenure - Freehold
Council Tax Band - E
EPC - E - This EPC was carried out prior to all renovation works being completed.
Services - Mains Gas, Electric, Mains Water, Private Drainage Heating - Radiators via Gas Boiler
Mobile Coverage Indoor: EE - 78% / Vodafone - 76% / Three - 75% / o2 - 74%
Broadband: Ultrafast broadband is available at this address



Floor Plan



Approximate Gross Internal Area
1710 sq ft (159 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 advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photostausgroup.co.uk



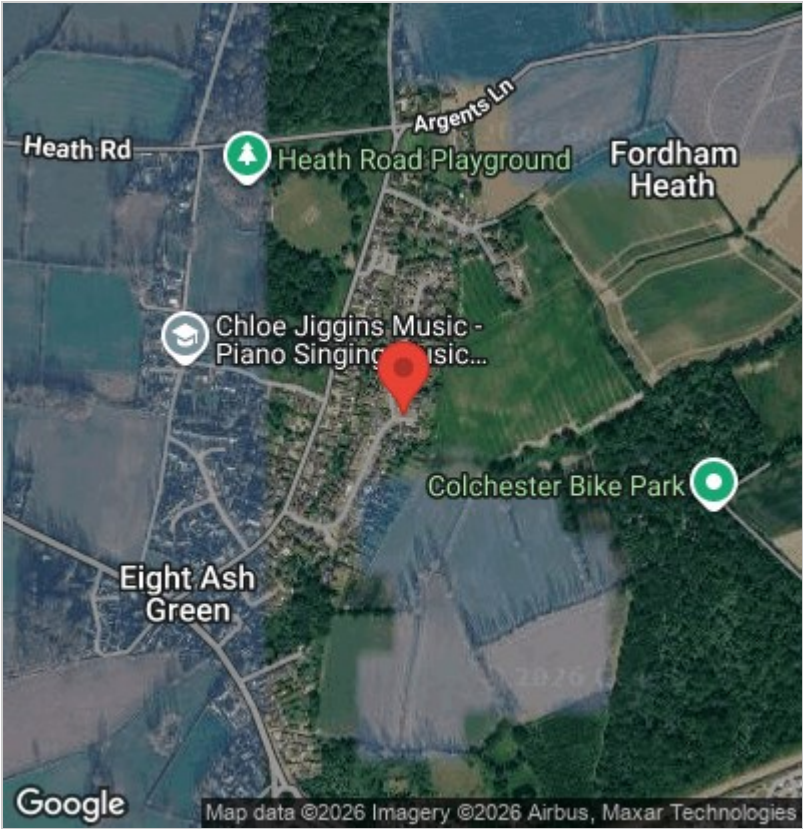
Viewing

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.

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.

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Area Map



Energy Efficiency Graph

