



Well House
Golden Square | Wakes Colne | CO6 2AR

SELLER INSIGHT

“In the thirty-four years that we have lived at Well House, driving home and stepping inside, always fills us with a deep sense of calm and belonging. It is a house nestled in nature. Spacious, light filled and airy, somewhere to savour the seasons. We have created a contemporary home which allows us to enjoy the beautiful countryside that surrounds it. In springtime, we watch the garden come alive from the comfort of the large kitchen/diner. Snowdrops followed by bluebells and later primroses. Birds foraging and nesting in the hedgerows. It's a great place to enjoy coffee and the newspaper. Through the large skylight in the main bedroom, you can drift asleep star gazing and waken to passing clouds. There is no better place to enjoy the entertainment of a dawn chorus. Summer is a time for celebration. With its expansive windows and wooden floor, our music room is the perfect place to entertain. Loved by family and friends who will spill out into the garden, to play, or enjoy a glass of chilled wine. Autumn is a riot of colour. From our study, which overlooks the garden, we can watch leaves pirouette and squirrels gather walnuts. This is an ideal home-office or playroom/home-learning area. In winter, after an amble in Chalkney Woods or a blustery stroll along Frinton beach, we love to retreat into the warmth and comfort of our sitting room. The log burner makes this a snug place to enjoy the dark evenings. Golden Square is a wonderful place for children, dogs, and horses, with quiet lanes and footpaths to explore. We enjoy cycling and there are excellent routes from our gateway. Yet, although a haven of peace, from a busy world, there is easy access to London from Chappel and Wakes Colne train station and the convenience of a Sainsbury's superstore just a short drive away. Wakes Colne has a lovely sense of community with lots of social events; we always enjoy the annual duck race and flower festival in Mount Bures church. We are fortunate to have a post office and well-stocked shop run by a lovely family. We are members of The Essex Golf and Country Club which has fantastic facilities. The pool and Padel courts are our favourites. After a swim or game of tennis, we often drop into one of the local pubs or restaurants on the way home! However, nothing beats standing outside in the dark, where there's no light pollution, to contemplate the galaxy. Time for another family to build memories in a wonderful home.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









STEP INSIDE

OVERVIEW

A beautifully presented four-bedroom detached home extending to approximately 1,960 sq ft, enjoying a delightful rural living setting with countryside views, versatile accommodation, a contemporary kitchen/dining room, private mature gardens, and excellent space for modern family life and home working.

STEP INSIDE

Set within a peaceful countryside location, this attractive detached home offers a wonderfully balanced layout, combining generous living spaces with flexible accommodation.

The welcoming entrance hall leads through to the heart of the home, a stunning kitchen/dining room that has been thoughtfully designed for both everyday living and entertaining. Modern, light-filled and stylishly appointed, the kitchen enjoys extensive glazing and doors opening directly onto the garden, creating a seamless connection between inside and out. A separate utility room provides practical space for laundry and additional storage.

The ground floor offers a selection of versatile reception spaces. The substantial sitting room is ideal for relaxing and entertaining, while the cosy snug provides a more intimate setting for quieter evenings. A dedicated office offers an excellent work-from-home environment, although it could equally serve a variety of alternative uses depending on individual requirements. A ground floor cloakroom completes the accommodation.

Upstairs, the first floor comprises four well-proportioned bedrooms, including a principal bedroom with the benefit of an en-suite shower room. The remaining bedrooms are served by a family bathroom. One bedroom is currently arranged as a bedroom/office, providing excellent flexibility for growing families, guests or those working remotely.

Several of the bedrooms enjoy attractive views across the surrounding countryside, adding to the home's sense of tranquillity and rural charm.



STEP OUTSIDE

STEP OUTSIDE

To the front, the property is approached via a private driveway providing ample off-road parking for multiple vehicles, creating a practical and welcoming arrival. The frontage complements the property's rural setting, while the generous parking provision is ideal for family life and visiting guests.

The garden is a particular feature of the property and has been lovingly maintained to create a private and inviting outdoor space.

Accessible directly from the kitchen/dining room, the garden is beautifully framed by mature trees, established shrubs and colourful borders, providing year-round interest and a high degree of privacy. Expanses of lawn create space to relax, play or entertain, while the surrounding planting softens the boundaries and enhances the peaceful atmosphere.

The combination of mature landscaping, open sky views and the property's countryside setting creates a wonderful outdoor environment that can be enjoyed throughout the seasons.

LOCATION

Situated within Wakes Colne, the property enjoys the best of rural Essex living whilst remaining conveniently connected to nearby villages and market towns.

The nearby village of Earls Colne offers a range of everyday amenities including shops, supermarkets, cafés, public houses, restaurants, healthcare facilities and recreational clubs. The historic market town of Halstead and the city of Colchester provide a wider selection of shopping, leisure and dining opportunities.

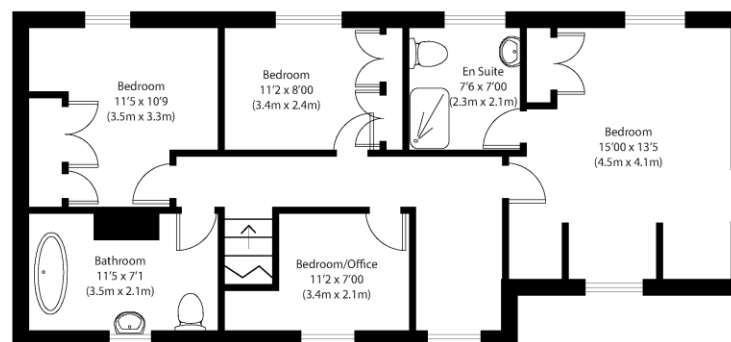
For commuters, Colchester offers direct rail services to London Liverpool Street, whilst the A120 provides convenient road connections towards Braintree, Stansted Airport and the wider motorway network.

Families are well served by a selection of highly regarded schools in the surrounding area. State options include Chappel Primary School and Earls Colne Primary School, and a range of well-regarded schools across Halstead and Colchester including Honynwood School and Stanway School. Independent education is also readily accessible, including Oxford House School, St Mary's School Colchester, Colchester High School, Holmwood House School, and Felsted School.

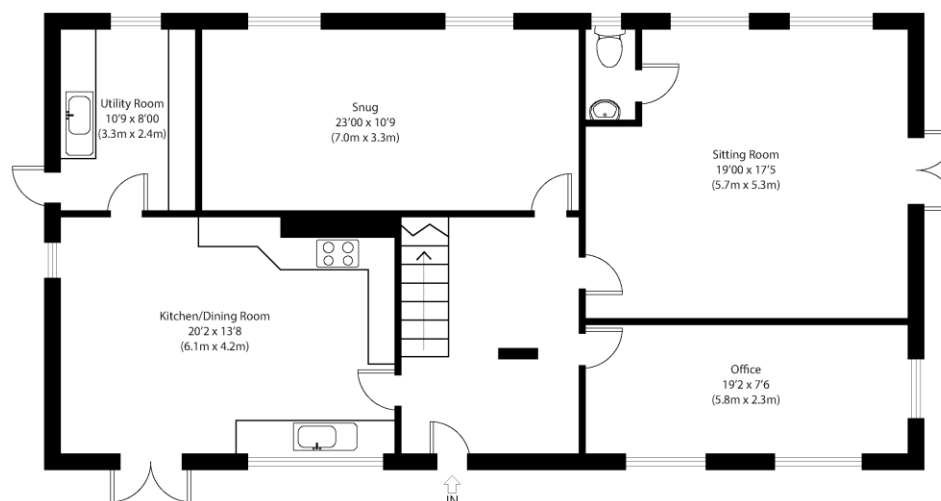
Approximate Gross Internal Area 1960 sq ft (182 sq m)

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 advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photoshausgroup.co.uk

FINE & COUNTRY



First Floor



Ground Floor

RICHARD SEELEY
SALES MANAGER

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Fine & Country Colchester
Tel: +44 01206 878155
colchester@fineandcountry.com
99 London Road, Stanway, Colchester, Essex, CO3 0NY

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