



High Birch Road | Weeley Heath | CO16 9BU

FINE & COUNTRY







## OVERVIEW

We are delighted to present this elegant and wonderfully presented four-bedroom detached chalet bungalow, beautifully positioned between the villages of Weeley Heath and St Osyth.

Set within approximately half an acre of grounds and offering flexible accommodation arranged over two levels, this home combines contemporary living with peaceful countryside surroundings. The property includes a modern fitted kitchen, luxury bathroom and wet room, a spacious conservatory overlooking the gardens, formal dining room, garage, ample parking and uninterrupted rural views.

## STEP INSIDE

The welcoming reception hall sets the tone for the light and spacious accommodation throughout. To the front of the home is the contemporary kitchen, complemented by a separate utility room. The lounge with feature brick fireplace and formal dining room flow naturally towards the conservatory, a superb space designed to enjoy views across the garden and surrounding countryside.

Two of the four bedrooms are positioned on the ground floor and are served by a luxurious wet room. The first floor features a galleried landing that leads to two additional bedrooms and a beautifully finished contemporary bathroom, creating highly flexible living options for families or guests.

## STEP OUTSIDE

The property is set within approximately half an acre of carefully maintained private grounds, offering both generous lawned areas and a dedicated space for growing your own produce. A large greenhouse, workshop/outbuilding and garden store provide further versatility and storage. A block paved driveway offers ample off road parking and leads to the garage. The private gardens create a tranquil setting ideal for relaxation, outdoor dining and enjoying the surrounding countryside.

## LOCATION

The property is perfectly placed just a short walk from open fields and the scenic Weeley Woods, particularly beautiful during the spring bluebell season. The villages offer everyday conveniences including a local pub and primary school, and train station providing connections to London Liverpool Street. Several popular coastal destinations such as Frinton, Dovercourt, Harwich and Wrabness are all within approximately fifteen minutes, and the picturesque areas of Dedham, Flatford and Manningtree are easily accessible.

The area is also well served by both state and independent schooling. Local options include Weeley St Andrew's Primary School and Great Bentley Primary School. Well regarded secondary and grammar schools such as Colchester Royal Grammar School and Colchester County High School for Girls are within reach, alongside respected private schools including St Mary's Independent School, Colchester High School and Holmwood House School.

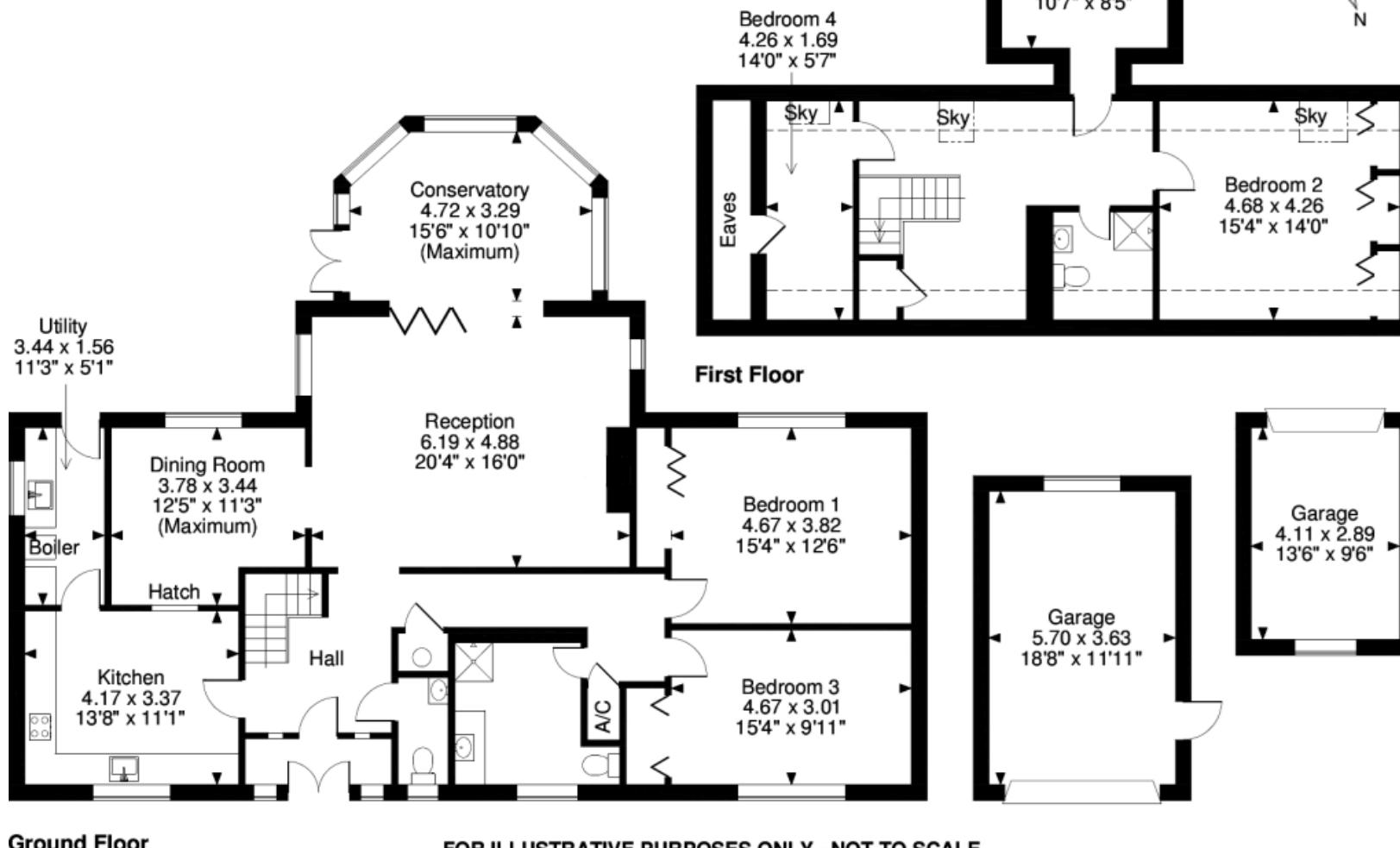


## High Birch Road, Weeley Heath, Clacton-on-Sea

Approximate Gross Internal Area

Main House = 2091 Sq Ft/194 Sq M

Garages = 351 Sq Ft/33 Sq M

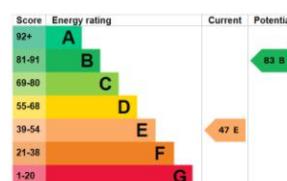


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The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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