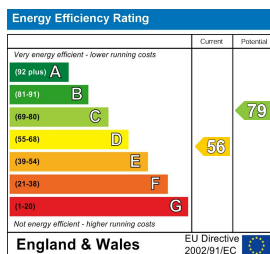




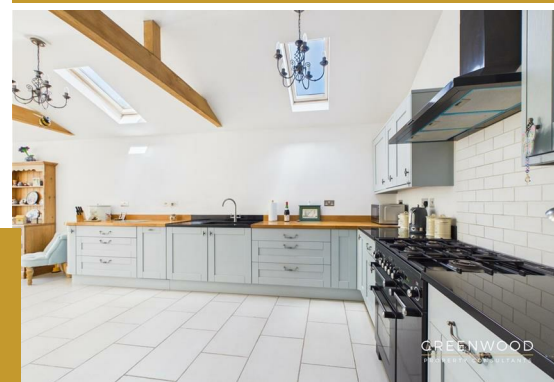
- A handsome detached Victorian residence
- Sought after West Bergholt location
- Substantial grounds of 0.6 acres
- Excellent condition throughout
- Impressive kitchen
- Detached double garage with office
- Private Drive
- Cricket club located at end of private road
- Village location
- Close to North Station and good A12 access



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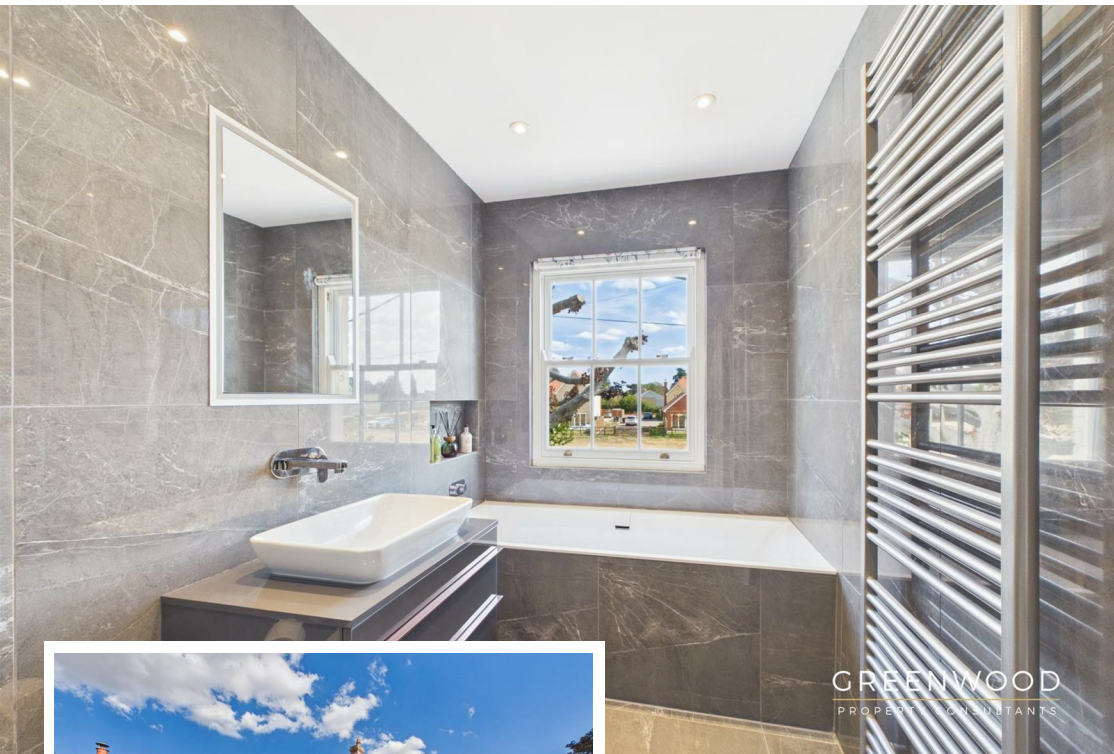


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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements





## Property Description

**Coach House, West Bergholt**  
A handsome Victorian country home with exceptional space, character and grounds of just over 0.6 acres.

Tucked away on a private road in the highly sought-after village of West Bergholt, Coach House is a beautifully presented late Victorian detached home that combines timeless period character with the comfort and practicality of modern family living.

From its elegant proportions and high ceilings to its recently fitted wooden double glazed sash windows and wealth of original features, the house has an appealing sense of history throughout. Generously arranged over two floors, the accommodation is wonderfully versatile, with a choice of reception rooms providing plenty of space for relaxed family life as well as entertaining and spans an impressive 3,070 square feet.

At the heart of the home is an impressive vaulted kitchen/breakfast room, complemented by underfloor heating, while the sitting room, dining room, study, family room and charming conservatory/garden room offer a variety of spaces to retreat, work and entertain.

A ground-floor bedroom with Jack and Jill en-suite shower room adds further flexibility, making an ideal guest suite or accommodation for multi-generational living. Upstairs are three

further well-proportioned bedrooms and two bathrooms.

Outside, the property is equally impressive. The grounds extend to just over 0.6 acres, offering a wonderfully private and established setting with mature trees, lawns and a generous sun terrace — an idyllic backdrop for summer entertaining, children at play or simply enjoying the tranquillity of the surroundings.

A substantial detached double garage with adjoining office provides excellent additional space, while the driveway offers parking for several vehicles.

West Bergholt itself is a particularly appealing village, combining a strong community spirit with everyday convenience. The village centre is within walking distance, with a Co-op, post office, pharmacy, doctors, highly regarded primary school and two public houses. There are beautiful countryside walks and cycle routes close by, including the much-loved Hillhouse Wood, renowned for its spring bluebells and ancient woodland.

For commuters, Colchester North station is readily accessible, with direct services to London Liverpool Street taking under an hour. The A12 is also within easy reach, providing convenient connections towards London and Ipswich.

Coach House is a rare opportunity to acquire a substantial and characterful Victorian home in one of the area's most desirable village settings — offering space, privacy and a wonderfully relaxed country lifestyle, all within easy reach of Colchester and London.