



Elmstead Vicarage  
Church Road | Elmstead | CO7 7AW

FINE & COUNTRY









# STEP INSIDE

## Elmstead Vicarage

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### OVERVIEW

Offered to the market vacant and with no onward chain, this impressive four-bedroom detached residence presents a wonderful opportunity to acquire a substantial family home in the heart of a peaceful village setting. Set within the desirable village of Elmstead, the property offers generous and well-balanced accommodation as well as ample outside space, perfect for modern family living.

### STEP INSIDE

This attractive former vicarage offers generous and highly versatile accommodation, making it an excellent choice for modern family living. A welcoming entrance door opens into an internal porch, where a conveniently positioned cloakroom sits to one side. To the other, a split double reception room provides flexible space that would lend itself perfectly to a home office, playroom, snug or additional sitting area.

From here, double doors lead through to two further interlinked reception rooms, creating a wonderful sense of flow throughout the ground floor. The larger, bay fronted, dual aspect room has previously served as the principal living room, enjoying abundant natural light and a pleasant outlook. Further double doors then open into a separate dining room, ideal for both family meals and entertaining.

The recently refitted kitchen is well appointed with ample storage and space for appliances, complemented by a separate utility room to keep everyday tasks discreetly tucked away. Beyond the kitchen, a door leads into a conservatory, offering additional living space with views across the garden, alongside an internal store room. There is also internal access to the garage, with a further doorway providing practical access back out to the driveway.

The first floor continues to impress, offering four well-proportioned double bedrooms, all suited to family needs or guest accommodation. These are served by a family bathroom, supplemented by a separate cloakroom, enhancing everyday convenience.



# STEP OUTSIDE

## Elmstead Vicarage

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### STEP OUTSIDE

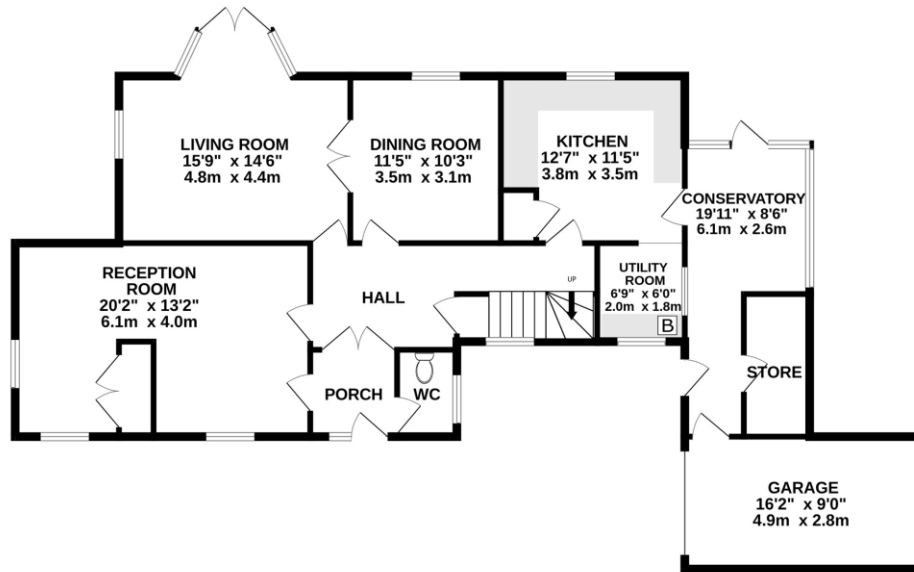
The home sits well within the 0.48 acre plot, offering a private front garden space, large driveway for multiple vehicles and access to the garage. To the rear there is a good sized rear garden, mainly laid to lawn, with patio area and outlook to the village cricket ground

### LOCATION

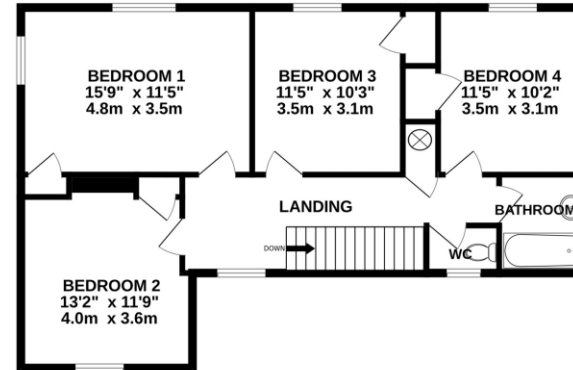
Located in the charming village of Elmstead Market, this property perfectly blends rural charm with the convenience of local amenities. Church Road itself, is a quiet road, but joins on to the main road giving access to all the local amenities. Enjoy the tranquil countryside vibe while being just a short drive from Colchester. It's an ideal spot for those who appreciate peaceful surroundings, complete with nearby fields and scenic walking trails, as well as easy access to schools, shops, and dining options.

With excellent transport links, Elmstead Market offers both a serene retreat and connectivity to vibrant urban centres. The village provides various shopping options for daily needs, including a farm shop, a well-stocked Budgens, a petrol station with a convenience store, and a fish and chip shop. Nearby train stations, like the one in Alresford, offer direct services to London Liverpool Street, and alternative stations can be found in Wivenhoe, Great Bentley, and Colchester North.

GROUND FLOOR  
1279 sq.ft. (118.8 sq.m.) approx.



1ST FLOOR  
771 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA : 2050 sq.ft. (190.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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RICHARD SEELEY  
SALES MANAGER

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