



3 bedroom Semi-Detached House located in Kelvedon.

Guide Price
£450,000 - £475,000

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JOHN ALEXANDER
ESTATE AGENTS

Church Hill Kelvedon Colchester CO5 9BX

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £450,000-£475,000

Situated within the heart of the ever-popular village of Kelvedon, this charming three-bedroom period cottage effortlessly combines timeless character with modern-day practicality. Beautifully maintained throughout, the property offers bright and welcoming accommodation, off-road parking, and a delightful rear garden backing onto allotments and open countryside walks. access to village amenities.

STEP INSIDE

Occupying an enviable position on Church Hill, this attractive cottage immediately impresses with its characterful appearance and welcoming feel. Entering via the side entrance, you are greeted by a practical hallway that provides access to the principal living accommodation and stairs rising to the first floor.

The sitting room is a particularly inviting space, filled with natural light from windows to both the front and side aspects. Rich in period charm, the room is centred around a feature fireplace incorporating a wood-burning stove, creating a warm focal point for cosy evenings. Attractive flooring and cottage-style detailing further enhance the character of the room while retaining a comfortable and contemporary feel.

Flowing seamlessly from the living area is a generous dining space, ideal for everyday family life as well as entertaining guests. The layout creates a sociable environment where the living and dining areas work perfectly together while maintaining clearly defined spaces.

Beyond the dining room, the kitchen has been thoughtfully designed to complement the age and style of the property. Fitted with an excellent range of cabinetry and integrated appliances, it offers ample work surfaces, practical storage solutions, and a useful pantry cupboard. Adjoining the kitchen is a separate utility area, providing additional space for laundry appliances and everyday household tasks, with convenient access to the garden.

The first floor comprises three well-proportioned bedrooms and a stylish family bathroom. Two spacious double bedrooms enjoy attractive views towards the front of the property, while the third bedroom overlooks the rear garden, making it an ideal child's room, guest bedroom, or home office. The bathroom has been tastefully updated and features a modern suite incorporating a panelled bath with shower above, contemporary tiling, and a vanity unit with inset wash basin.

STEP OUTSIDE

Externally, the property benefits from off-road parking to the front. A side gate leads into the delightful rear garden, which has been carefully designed to provide an attractive yet low-maintenance outdoor environment. Two separate patio areas create ideal spaces for outdoor dining, entertaining, or simply enjoying the peaceful surroundings. Mature hedging provides privacy and a pleasant green backdrop, while a rear pedestrian gate opens directly onto nearby countryside walks. The garden also enjoys a desirable position backing onto allotments, adding to the sense of space and tranquillity.



3



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THE LOCATION

Kelvedon is one of Essex's most sought-after villages, offering an excellent balance of rural charm and everyday convenience. The village provides a variety of local amenities including shops, cafes, pubs, schooling, and recreational facilities, whilst retaining a strong sense of community. Kelvedon railway station offers direct services to London Liverpool Street, making the area particularly attractive to commuters. Surrounded by picturesque countryside and numerous walking routes, the village combines a relaxed lifestyle with excellent transport connections to Colchester, Chelmsford, and beyond.





FLOORPLAN



DIRECTIONS

CONTACT

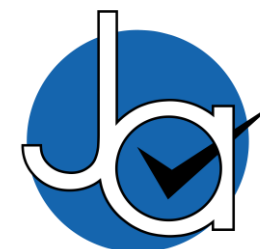
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