



**NP** NICHOLAS  
PERCIVAL

**For Sale.** Silver Crest

Middle Green, Wakes Colne, Colchester, Essex CO6 2BN

Incorporating **BS** BIRCHALL  
STEEL



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### **Silver Crest, Middle Green, Wakes Colne, Colchester, Essex CO6 2BN**

Silvercrest is a detached four bedroom family home, tucked away in a peaceful countryside setting. The property enjoys an enviable plot of circa 1.25 acres (subject to survey) that provides small scale equestrian facilities including a small stable block.

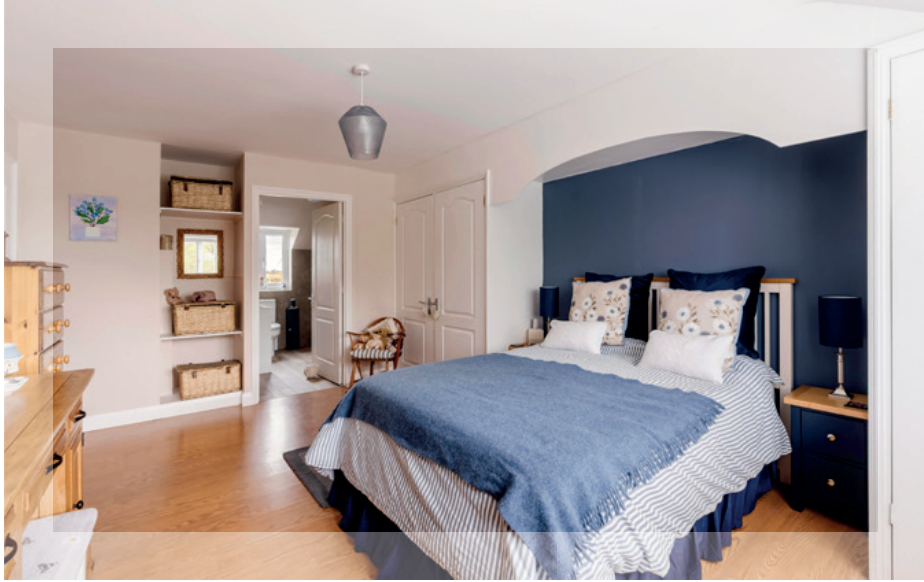
The accommodation on offer includes three double bedrooms and spacious single bedroom, ensuite shower room, kitchen / breakfast room, lounge / dining room, study / snug and uninterrupted countryside views, thus Silvercrest will offer the new owners a wonderful base to enjoy all the local area has to offer including some exceptional bridleways on your doorstep.

Tenure Freehold | Oil Central Heating | EPC Awaited Council Tax Band F  
Restrictive Covenants Apply | Mains Water, Drainage and Electricity Connected

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## The Home

The property opens to a lounge / dining room, with open fireplace to the front and space for a dining table to the rear. Doors to the rear leads through to the conservatory which provides lovely views of the garden beyond. The kitchen / breakfast room features an integrated induction hob and double oven. There is space for a large fridge / freezer and plumbing is provided for a free standing dishwasher. Ample storage is provided by a good array of cupboards and drawers. Adjacent to the kitchen / breakfast is the utility room that provides further workspace and storage as well as space for a freestanding fridge, freezer and plumbing for both a freestanding washing machine and tumble dryer. To the front of the property there is a dual aspect study / snug, ideal for those that have the opportunity to work from home. Accessed via a boot room, the cloakroom completes the ground floor accommodation and is comprised of a wc and handbasin set within a vanity unit.

Ascending the stairs to the first floor there are three double bedrooms and spacious single. The principal bedroom is to the front with fitted wardrobes and ensuite comprised of a shower with both rainfall shower head and mixer attachment, wc, handbasin set within a vanity unit and heated towel rail. The second bedroom is to the rear, again with wardrobes space, bedroom three is a dual aspect double and the fourth a good sized single with storage cupboard.

The four piece family bathroom completes the internal accommodation, comprised of a bath, separate shower cubicle, handbasin set with a vanity unit, heated towel rail and wc.

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## Location

Wakes Colne is a charming village surrounded by rolling Essex countryside, offering a perfect balance of rural living and convenience. The village has its own station on the picturesque Gainsborough Line, providing direct connections to Marks Tey for onward trains to London Liverpool Street, making it ideal for commuters.

There is a welcoming community with a local pub and village store, and a key feature of the landscape the historic viaduct. For a wider choice of shopping, dining, and schooling, Colchester is just a short drive away, while the Dedham Vale Area of Outstanding Natural Beauty and nearby Constable Country provide endless opportunities for walking, cycling and exploring.







## Outdoor Living

Externally a gravelled driveway provides ample parking for several vehicles in addition to the double garage with electronic door. To the rear of the driveway a gate allows access to the rear of the plot including the workshop and stable block.

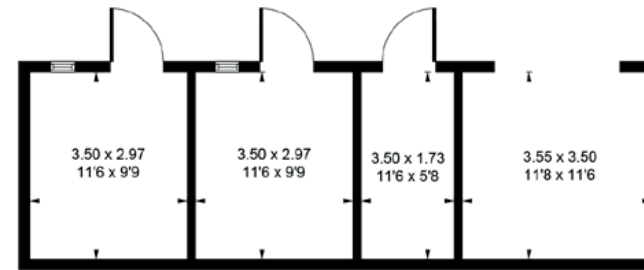
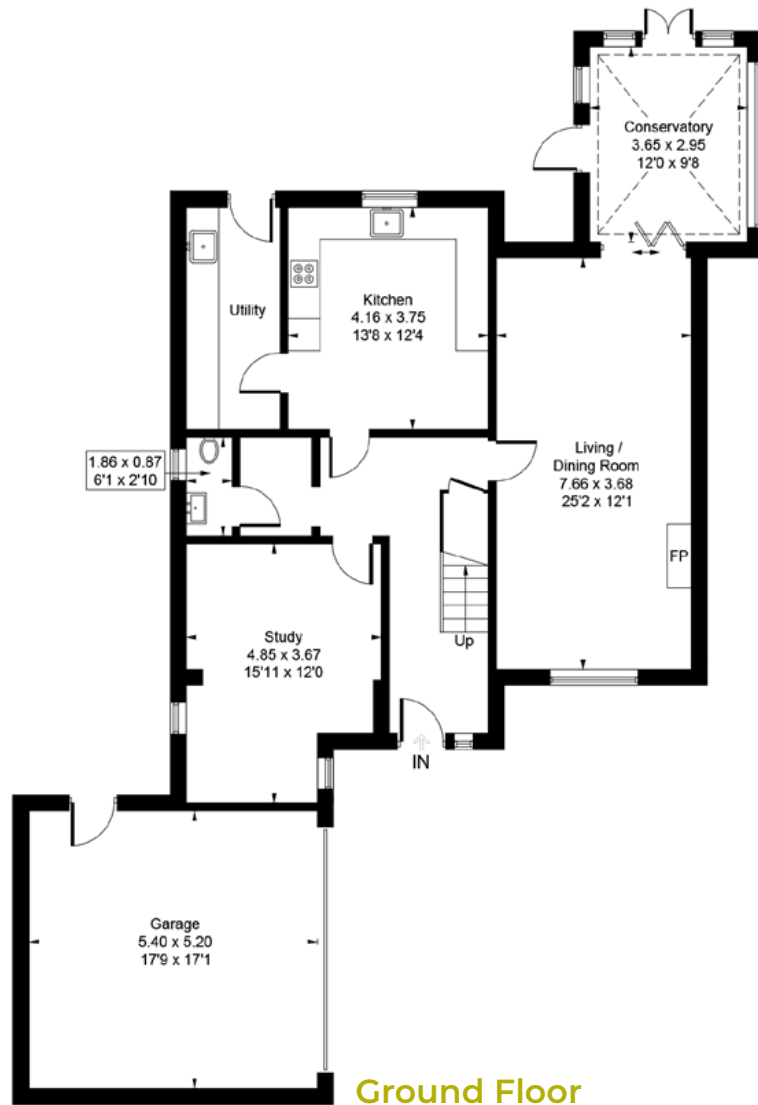
Adjacent to the house is a large patio with covered pergola, ideal for entertaining family and friends no matter what the weather may bring. The garden is neatly planted with mature beds and borders. To the rear of the garden is the Stable block, comprised of two stables, a small tack room and covered storage and the paddock lies beyond. The workshop completes Silvercrest and offers a range of potential uses to suit the requirements of the new owners.

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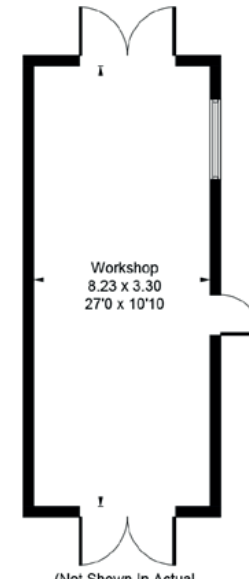
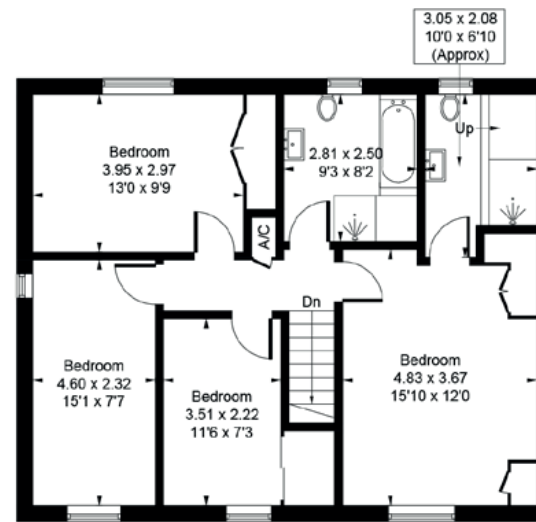








(Not Shown In Actual Location / Orientation)



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### Silver Crest, Middle Green, Wakes Colne, Colchester, Essex CO6 2BN

Approximate Gross Internal Area = 1859 sq ft / 172.7 sq m

Outbuildings = 1035 sq ft / 96.2 sq m

Total = 2894 sq ft / 268.9 sq m (Including Garage)

Illustration for identification purposes only. Measurements are approximate and not to scale.



Viewing is strictly by appointment with the Sole Selling Agents.

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