



Copford
Offers In Excess Of £800,000



Property Overview

Offered with no upward chain, this beautifully designed home sits on a generous plot approaching a quarter of an acre, blending modern style with practical family living. Perfectly placed just 1.3 miles from the mainline railway station, it also enjoys excellent access to local facilities and highly regarded schooling, with everyday shopping at Tollgate Village and the wider choice of restaurants, leisure and retail opportunities in Colchester city centre just a short drive away.

Inside, a welcoming entrance porch and hall leads into the heart of the home a striking kitchen/dining/family room. Designed with entertaining and everyday life in mind, this light-filled space boasts a walk-in pantry, a dramatic glass lantern roof, and wide bi-folding doors that extend seamlessly onto the large patio, perfect for summer gatherings and family barbecues.

A cosy snug/cinema room offers the ideal place to relax, while a dedicated study provides space for home working. Practical touches include a boot room with dog shower, a separate utility room, and a stylish cloakroom. Comfort is assured with underfloor heating throughout the ground floor.

Upstairs, there are four bedrooms, two with en-suite shower rooms, alongside a well-appointed family bathroom. The first floor benefits from air conditioning, ensuring comfort throughout the seasons.

Outside, the property enjoys a spacious driveway with extensive parking, a detached double garage, and a wonderful south facing garden that offers the perfect setting for both relaxation and entertaining.

This is a home designed to complement modern family lifestyles, combining light-filled living spaces, outstanding amenities close at hand, and excellent connections for both work and leisure.





Property Setting:

The charming village of Copford lies just a few miles to the west of Colchester, offering the perfect balance of rural tranquillity and excellent accessibility. Surrounded by open countryside yet close to the A12, residents enjoy convenient links to Colchester, Chelmsford, Ipswich and London, making it a popular choice for commuters and families alike.

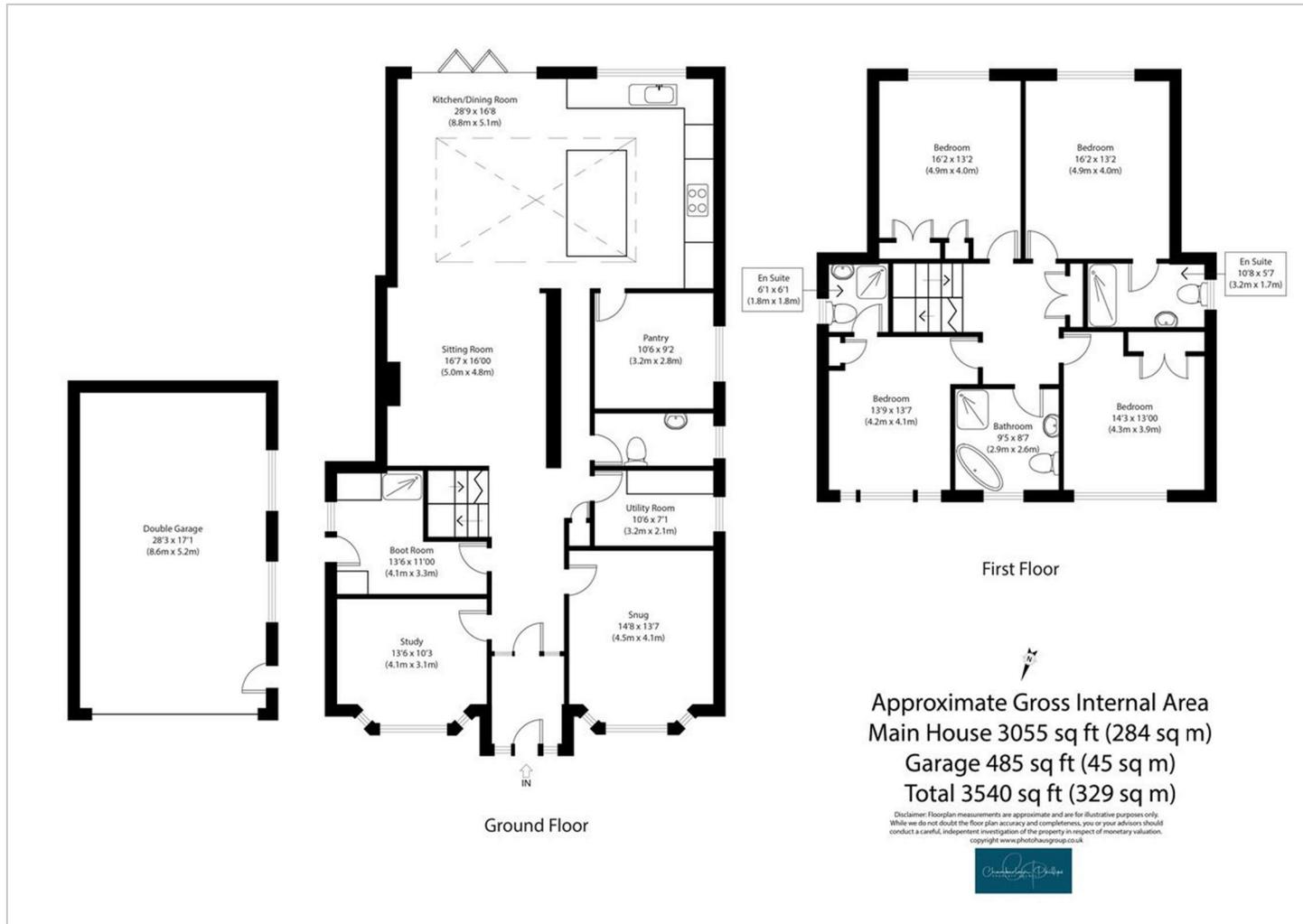
Copford itself is a welcoming village with a strong sense of community, home to a well-regarded primary school, village hall, playing fields and the 12th-century St Michael's Church. Everyday amenities can be found in neighbouring villages, while Colchester town centre with its wide choice of shops, restaurants, leisure facilities and mainline railway station is only a short drive away.

For those who enjoy the outdoors, the surrounding area offers beautiful countryside walks, cycle routes and nature reserves, while Constable Country and the picturesque Dedham Vale Area of Outstanding Natural Beauty are within easy reach. The nearby Tollgate Retail Park and Marks Tey mainline railway station some 1.3 miles away further add to the convenience of this desirable location.





Floor Plans



Location Map



Important Information:

- Tenure - Freehold
- Council Tax - Band G
- Services Connected - Mains Electric/Mains Water/Mains Drainage
- Heating - Mains gas via radiators and underfloor
- Telephone & Broadband - 02 Likely Vodafone/EE/Three are limited
- Broadband - Ultrafast broadband is available
- * Please note some images have been staged to give a better visual rather than an empty room.

Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Energy Performance Graph

