



HIGHFIELDS, SEVEN STAR GREEN,

EIGHT ASH GREEN, COLCHESTER, ESSEX CO6 3QB

NP NICHOLAS
PERCIVAL

Offered with No Onward Chain, on a plot approaching 4 acres, with a range of useful outbuildings, paddocks (with independent access) and swimming pool, Highfields offers in excess of 2,700 square feet of internal accommodation, five double bedrooms, four reception rooms, kitchen / breakfast room, utility room, cloakroom, family bathroom and en-suite bathroom to the main bedroom. Ample driveway parking is provided, in addition to the double cart lodge.

Oil Fired Central Heating | Solar Panels | EPC D

Tenure Freehold | Council Tax Band G



Property

Offered with no onward chain, set within a plot approaching 4 acres, with paddocks and a range of useful outbuildings, Highfields is approached via a gravelled driveway providing ample parking in addition to the cart lodge.

The entrance hallway with Oak strip flooring opens to the dining room, with box bay window and double doors to the sitting room. Within the sitting room there is a cosy multi-fuel burner and to the rear doors lead through to the conservatory (with underfloor heating) which enjoys views of the formal garden.

The office can be accessed via both the dining and sitting room and comes complete with useful built in filing cabinet storage space and

desk, and is thus an ideal spot for those that work from home. The kitchen / breakfast room features an oil-fired Aga, as well as the following integrated NEFF appliances; electronic hob and accompanying extractor hood, dishwasher, oven and microwave.

Ample storage is provided by a good array of cupboards and drawers set within an attractive granite worktop. Further storage is provided by both the larder, that provides space for a free standing fridge / freezer and the utility room which provides space and plumbing for both a free standing washing machine and tumble dryer. Completing the ground floor is the study and cloakroom comprised of toilet and pedestal handbasin.

Ascending the stairs to the first floor there are five double bedrooms. The main bedroom (with built in wardrobes) benefits from a large en-suite bathroom, comprised of double ended bath, double shower with both rainfall shower head and mixer hose, handbasin set within a vanity unit, heated towel rail and toilet.

Bedrooms two, three and four each benefit from handbasins and the fifth bedroom completes the sleeping accommodation. The family bathroom is comprised of a bath, shower cubicle and pedestal handbasin. There is a separate w/c.

Outside

Highfields is approached via a gravelled driveway providing access to the front of the property. There is a second driveway providing independent access to the paddocks to the rear of the plot and which also connects to the front driveway.

The formal gardens surrounding the house feature a range of mature trees, shrubs and borders and for the green-fingered there is a fruit and vegetable garden.

There are a range of useful outbuildings and the double cart lodge adjoins three storage units that offer a range of potential uses for the new owners.



The swimming pool is enclosed, therefore comfortably useable all year round. The pool house includes a kitchen area, shower room, boiler room and large store, which with the relevant consents and permissions has potential for an annexe to the main house. To the rear of the plot, the paddocks would comfortably cater for a child's pony. The two paddocks to the rear total 2.1 acres. The triangular shaped paddock to the side is approximately 0.6 acres. The gardens and grounds surrounding the house is approximately 1.27 acres.

Situation

The property is located in the popular village of Eight Ash Green which benefits from both a primary school, and popular public house. The Tollgate Retail Park is close at hand providing numerous shopping and dining options. For the commuter, transport connections are excellent, the property is a short drive away from Marks Tey station with trains to London in around 50 minutes, the A12 and A120 are both easily accessed. The historic city of Colchester benefits from all the leisure, dining, entertainment, recreational and shopping facilities expected of a major regional centre.

Secondary schooling options are first rate with highly regarded establishments in both the private and state sectors.

Agents Notes

Oil Fired Central Heating.

Solar Panels.

Our particulars are produced in good faith but can only be used as a guide to the property.

If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property.

Any measurements quoted are for guidance only.

No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same.

These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.

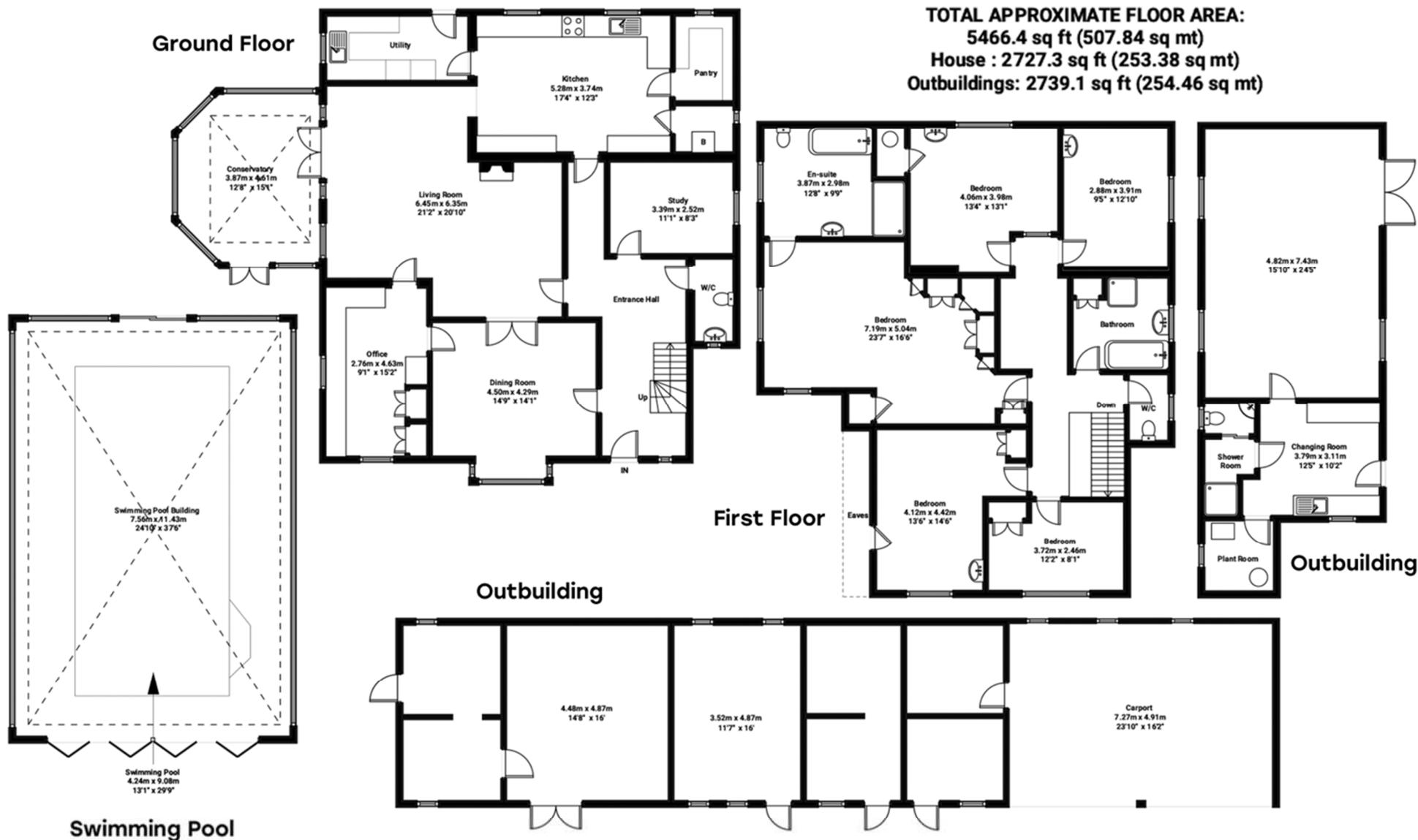


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Colchester Borough Council, Tel 01206 282 222. **COUNCIL TAX:** Band G. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

NICHOLAS PERCIVAL are proud to be members of;







Highfields, Seven Star Green, Colchester

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

