



## LEIGHS

Inworth Lane, Wakes Colne, CO6 2BE

Guide price £699,995

DAVID  
BURR







## Leighs, Inworth Lane, Wakes Colne, Colchester, Essex, CO6 2BE

Leighs is a very well proportioned semi rural four bedroom detached family house, occupying a south facing plot, set back from a country lane and abutting farmland to the rear. The property provides flexible accommodation with plenty of future scope, and includes a very impressive sitting room with fireplace, and a capacious kitchen/dining/family room, both located across the rear of the house. The property occupies a lovely, private and peaceful setting on the periphery of Wakes Colne and within a rarely available locale.

Entrance door with canopy over and courtesy light opening to the entrance hall. Timber open tread stair flight ascending to first floor level, sliding door to garage and further oak four ledged doors to the cloakroom, laundry room/office and to the sitting room. The laundry room features a ceramic tiled floor area, space for appliances, timber counter top and sink with drawers and cupboards below, useful storage cupboard, windows to both front and side elevation and door to outside. Square opening to the snug, window to side and oak ledged door providing access to the sitting room.

The cloakroom comprises of a two piece suite with low level WC and large wash hand basin with heated towel rail and tiled floor area. The sitting room is a particularly spacious, light and airy room with a substantial fireplace as its focal point. Sliding patio doors providing access to the outside patio entertaining area, three windows to two elevations an impressive fireplace with tiled hearth, recessed chimney stack and inset wood burner. The room is embellished with oak wainscot panelling, matching architraves and skirtings. Bespoke matching display units with cupboards and shelving and double doors to the kitchen. The kitchen/dining/living room is a superb modern space which enjoys a south facing orientation with windows to two elevations. The kitchen is light filled and fitted with quartz effect counter tops, fluted drainer and sink bowl. The fitments comprise storage cupboards and drawers with shaker style door fronts in blue with bronze effect door furniture and incorporating a glazed display unit, integrated dishwasher and range style cooker. The entire area features a ceramic tiled floor and there are French doors providing access to the rear garden patio.

### First floor

Timber open tread stair flight ascends to the very well proportioned 'L' shaped gallery style landing with deep storage cupboard and access to the four bedrooms and bathroom.

The principal bedroom is a very spacious room with two double built in wardrobes and oriel style windows to the first floor which provides panoramic views south across open countryside. The guest suite features a double built in cupboard, windows to two elevations including a south facing rear window with lovely views across open countryside. There is also access to an ensuite which features a quadrant style shower cubicle, low level WC and handwash basin.

Bedroom three is a well proportioned double bedroom with double built in cupboard and window to front. The fourth bedroom has been adapted for use as a dressing room with fitted open wardrobes with hanging and shelving, built in storage cupboard and window to the side. The family bathroom incorporates a one and a half size shower cubicle, bath, low level WC and vanity style wash hand basin with storage cupboard below.

### Exterior

Leighs is approached via a timber gate over a pea shingled driveway which provides parking for numerous vehicles and is formed to an L shape with turning spur providing additional parking. There are a multitude of mature flowers and shrubs, and Leighs is well set back from the roadside. Oil tank and side access, to both the left and right hand of the building. Exterior cupboard housing oil fired boiler.

The south facing secluded rear garden is ideal for those seeking privacy whilst relaxing, as well as peace and quiet. The orientation and rural setting, with farmland immediately behind should allow for an enormous amount of potential sunshine, subject of course to the prevailing weather conditions. Predominantly laid to patio, for all year round family entertaining, the garden has been landscaped to include numerous flowers and shrubs in established borders, raised beds and there is exterior lighting.

The well presented accommodation comprises:

Four bedrooms	Kitchen/dining/living room
Ensuite to guest bedroom	South facing
Laundry room/office	Abutting farmland
Snug/playroom	Semi rural location
Cloakroom	Double garage and plenty of parking

### Location

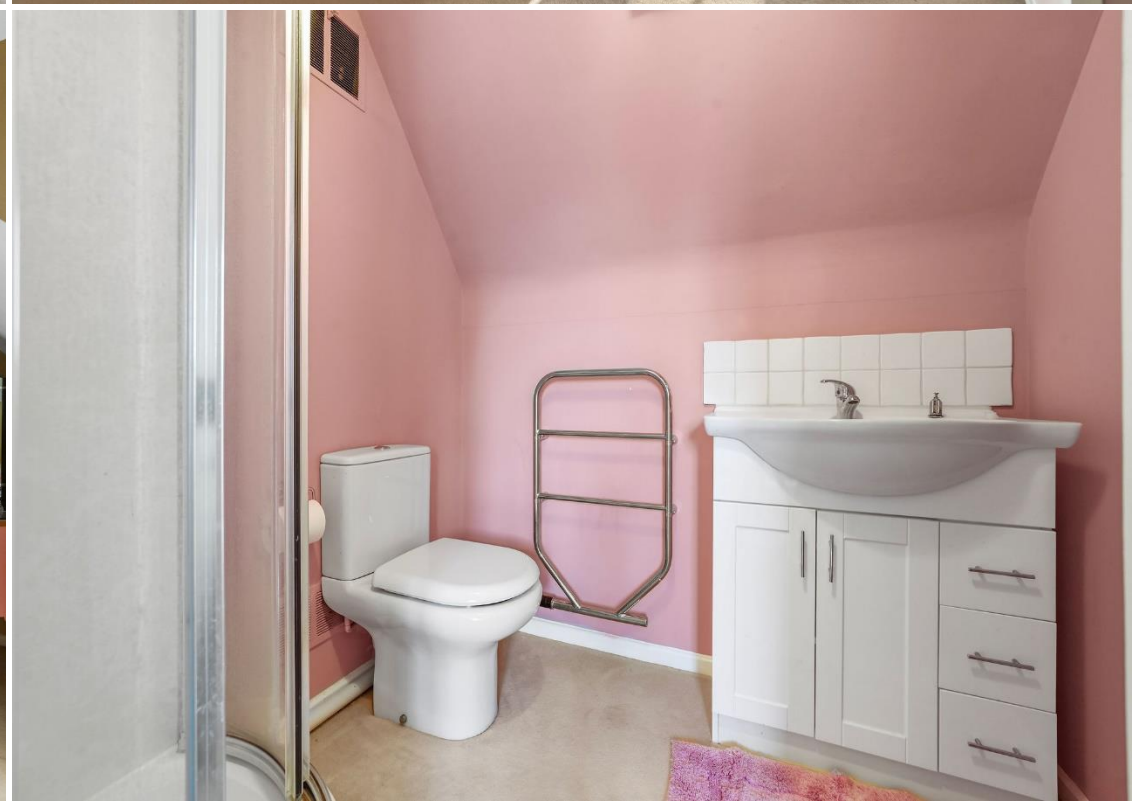
Wakes Colne is a delightful stretch of countryside in a rural position yet within easy reach of Marks Tey and Colchester. Local shopping facilities are provided in Wakes Colne, Earls Colne and Tollgate at Stanway, with a more extensive range of shopping and recreational facilities in Colchester. A good range of private and state schools are also within easy reach. There is also access onto the A120 at Little Tey and A12 at Marks Tey.

### Access

Marks Tey 5 miles	Earls Colne 2.5 miles
Colchester 8.5 miles	Colchester to London Liverpool Street 55 minutes
Braintree 12 miles	

### Agents notes:

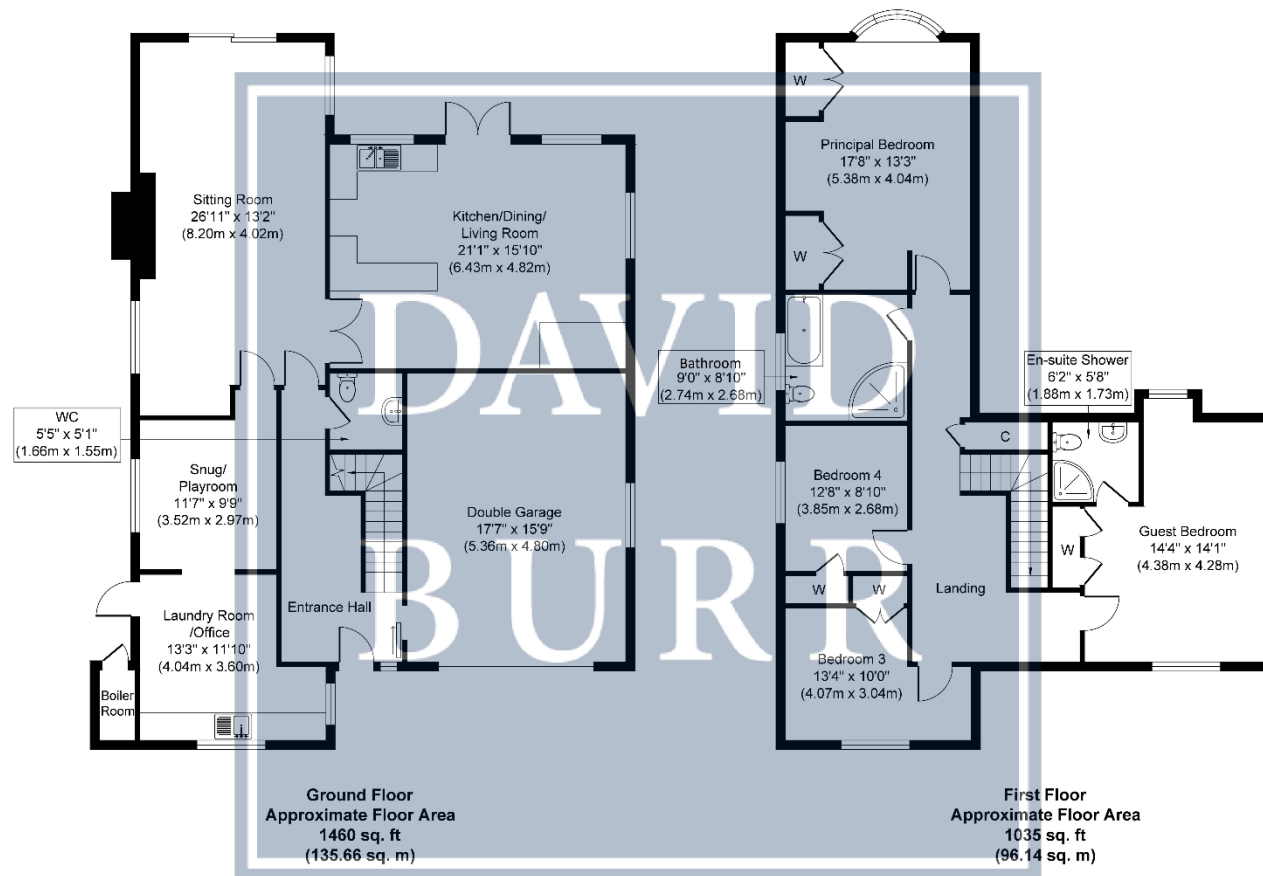
We understand from the seller that the property was previously underpinned (in 1992). There is scope to convert the integral garage into living accommodation, and possibly construct a garage or cart lodge at the front, subject to planning permission or restrictions.











Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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### Additional information

Services: Main water, electricity and drainage

Oil fired heating to radiators. EPC rating: E Council tax band: G

Tenure: Freehold

Broadband speed: up to 900 Mbps (Ofcom).

Mobile coverage: EE & O2(Ofcom).

None of the services have been tested by the agent.

Local authority: Colchester City Council, CO1 1FR (01206 282222)

Viewing strictly by appointment with David Burr. [DAVIDBURR.CO.UK](http://DAVIDBURR.CO.UK)

### Contact details

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