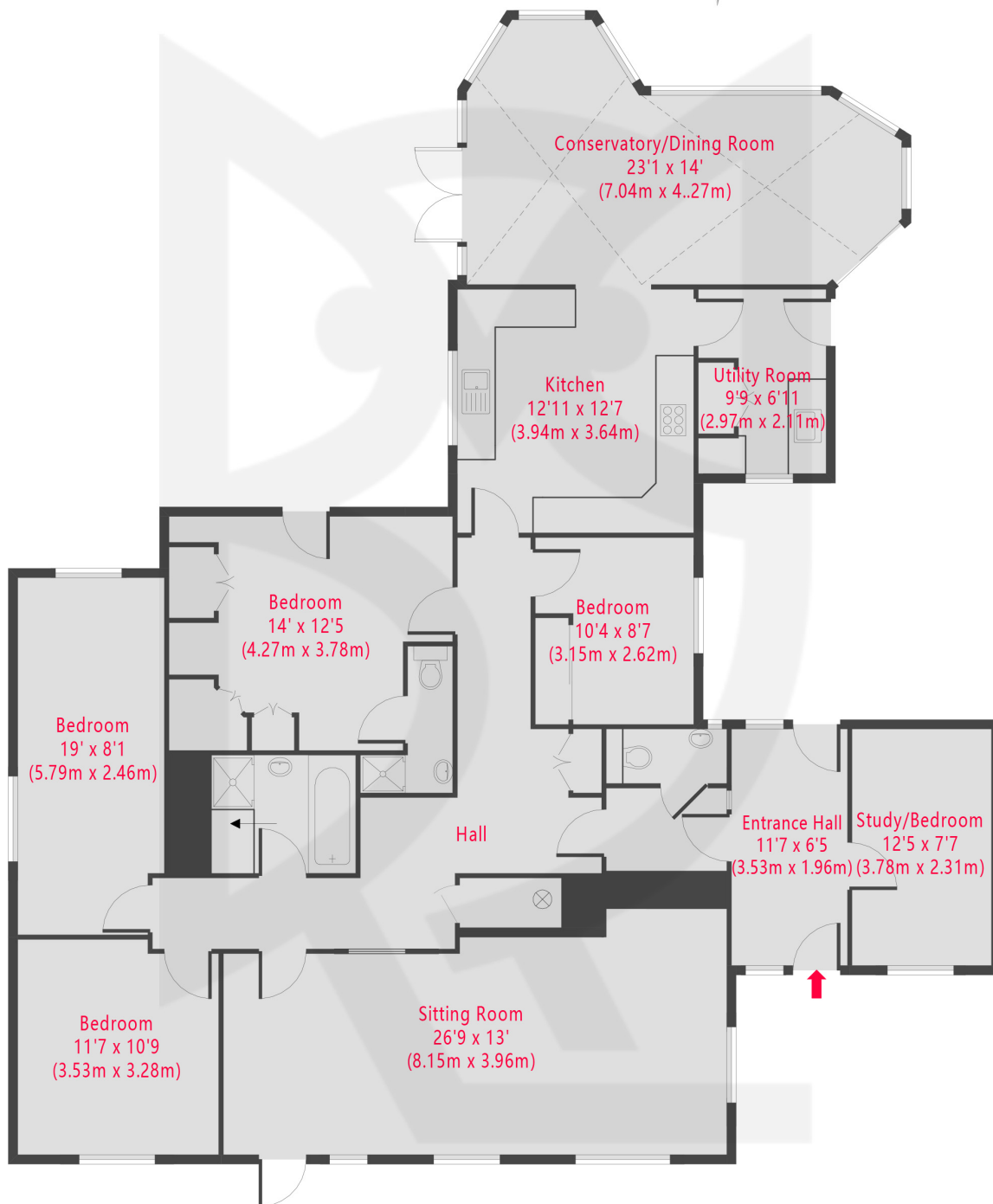




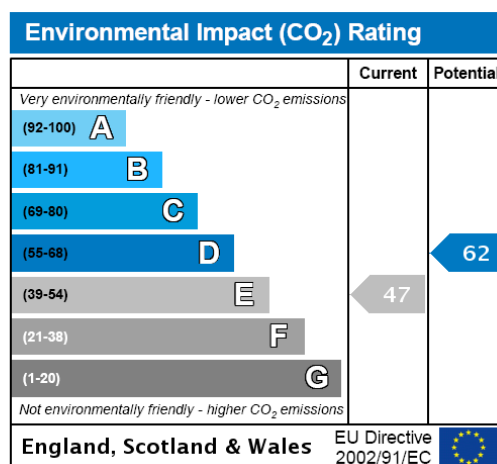
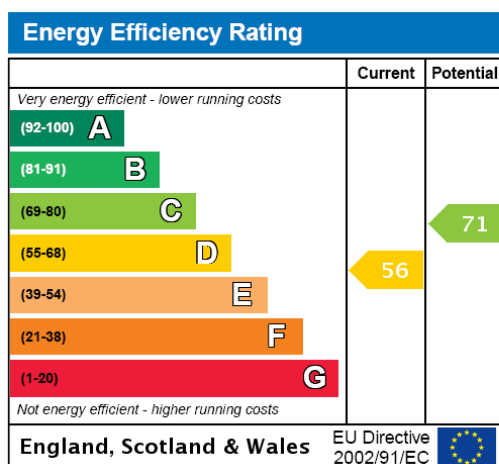
A beautifully presented family home in the popular commuter village of West Bergholt. This elevated property enjoys pleasant rural views and benefits anyone wishing to work from home or run a business.



Belmont, West Bergholt
Approx. Gross Internal Floor Area - 1862 sq ft / 173 sq m
For identification purposes only. Not to scale. Copyright © Bloomfield Grey 2016



These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



The Accommodation

The property is set on high ground on Newbridge Hill, and overlooks open views of rolling countryside to the west of Colchester and beyond. The property has been extended in recent years and is now 1,862 square feet providing plenty of space for a family home. The front covered porch area leads to the main entrance to the house, as well as separate entry to the office (currently used as a beauty room) which could be used as a fifth bedroom.

The dual aspect living room makes the most of the open views to the front and there are French doors leading out to a balcony. There are two feature radiators as well as a gas fireplace, and a section of the wall from the living room to the hall is glass, allowing the natural light through. The lounge is large enough to provide living and dining space if required.

The kitchen is open to the conservatory providing a light and open family space which makes the most of the mature garden. The kitchen has a range of wooden wall and base units, a fitted fridge/freezer and dishwasher, and there is a Rangemaster which is included in the sale. Off the kitchen is a utility room with wall and base units, a butler sink and space for a washing machine and tumble dryer, with a half-glazed door leading to the rear garden.

Further accommodation includes four bedrooms (three are doubles) including the master bedroom which has its own en-suite shower room. The master bedroom has been fitted with wardrobes and units, and has immediate access to the rear garden and patio area.

The Grounds

The total ground measures 0.22 acres. At the front of the property there is a landscaped garden with a balcony from the living room making the most of the rolling countryside view to the West. The rear garden measuring 85 feet long, has also been landscaped and is home to a variety of flower beds and shrubs, a substantial area of lawn and a patio area large enough for a family sized table and chairs. There are steps up to the heated pool and the summer house, which is fenced off from the rest of the garden. There are also two outbuildings at the back of the office which are currently used for storage.

Location

The village of West Bergholt is a popular commuter village to the west of Colchester and is only 10-minute car journey or 15-minute cycle ride to Colchester North station, where journey time to London Liverpool Street is around 50 minutes.

West Bergholt has a friendly village spirit and there are plenty of social clubs for the residents to choose from. There is a Squash Club nearby which offers its members access to tennis courts, a gymnasium and an indoor

pool. West Bergholt's facilities include a co-operative supermarket, pharmacy, post office and doctor's surgery, along with various public houses and restaurants.

The property is within walking distance to the Ofsted rated 'good' local primary school, and the independent preparatory school, Holmwood House, is also within walking distance. West Bergholt is within catchment for Stanway Secondary School (also 'good') in Colchester and the property is close to the Colchester Royal Grammar School for Boys and Colchester Girls High School in Colchester.

Points to Note

The driveway is on an incline because of the raised position of the property. However, there is further access via the adjacent Whitehouse Lane to the rear of the right-hand boundary, and further parking or garaging could be created where the pool currently lies. The property has a modern Treatment Plant private sewerage system.

Before booking a viewing of any Bloomfield Grey instructions, we suggest that buyers view its full online details including the street-view representation, the site map, the satellite view and the floor plan. If you have any questions, then please contact Bloomfield Grey.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.