



Birchwood House
Thorrington, Essex

**DAVID
Burr**



Birchwood House, Station Road, Thorrington, Colchester, Essex, CO7 8JA

Thorrington Village is nearby to Great Bentley which offers services including a national rail station (Clacton line) for London Liverpool Street via Colchester, a village school, pub, post office and doctor's surgery. Wivenhoe and Great Bentley are approximately 3 miles with wider facilities and the Roman City of Colchester is just 6 miles, providing high street shopping, there is also a large Waitrose & Tesco Extra on the East side of the City centre and is easily accessible from Thorrington. The mainline rail service is a 50 minute train journey to London Liverpool Street. The general surrounding area is scenic countryside with coastal towns being approximately 10 miles with Sailing clubs at both Wivenhoe & Brightlingsea as well as stunning coastal walks at the ever-popular Frinton on Sea accessible by both road and rail. For horse lovers, the Wix equestrian centre is also 10 miles away.

A four/five bedroom (one en-suite) detached property enjoying an attractive setting on Station Road, conveniently situated for the village centre of Thorrington and nearby coastal town of Brightlingsea. Offering an accommodation schedule of approximately 1,700sq ft, the property has benefitted from a previous programme of extension and offers four generously proportioned double bedrooms, two/three reception rooms and has benefitted from a comprehensive programme of enhancement by the current owners. Notable retained features include a quartz topped, gloss fitted kitchen, engineered oak flooring and bi-folding doors from the sitting room opening to the rear terrace and gardens. Further benefits to the property include garaging, ample off-street parking via a private driveway and gardens incorporating a decked terrace and swimming pool.

A four/five bedroom (one en-suite) detached property offering two/three reception rooms via 1,700sq ft internal accommodation and further benefitting from garaging, ample private parking and established rear gardens.

Obscured panel-glazed UPVC clad security door opening to:

ENTRANCE HALL: 13' 10" x 7' 8" (3' 2") (4.24m x 2.36m (narrowing to 0.98m)) With engineered oak flooring throughout, staircase off and panel door to:

SITTING ROOM: 15' 11" x 13' 0" (4.87m x 3.97m) With bi-folding doors across the rear aspect opening to the terrace and gardens. Range of LED spotlights and double doors opening to:

DINING ROOM: 13' 0" x 10' 5" (3.98m x 3.19m) With casement window range to rear providing views across the gardens and engineered oak flooring throughout.

KITCHEN/BREAKFAST ROOM: 16' 6" x 10' 4" (5.04m x 3.17m) Fitted with an extensive range of matching base and wall units with quartz preparation surfaces over and upstands above. Stainless steel Reginox single sink unit with instant hot water tap over and integrated appliances include two Neff ovens, a combination microwave/oven, coffee machine and five ring induction hob with extraction above. Further fitted appliances include a full height double fridge, freezer and Neff dishwasher. The kitchen units comprise a range of lined, soft close cutlery drawers, deep fill pan drawers and full height wine store. Corner seat with gloss fronted storage below, casement window range to front, LED spotlights and panel glazed door to outside.

FAMILY ROOM/PLAYROOM: 13' 3" x 7' 9" (4.05m x 2.38m) A versatile room ideally suited a family room/snug with casement window

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range to front and door to useful understair storage recess with fitted shelving.

CLOAKROOM: 7' 6" x 3' 6" (2.30m x 1.07m) With half height tiling and fitted with ceramic WC, oval wash hand basin within a fitted base unit with mixer tap above.

First floor

LANDING: With hatch to loft and door to linen store housing water cylinder with useful fitted shelving.

BEDROOM 1: 14' 6" x 9' 8" (4.42m x 2.97m) With casement window range to front affording views across the gardens, LED spotlights and door to:

EN-SUITE SHOWER ROOM: 8' 3" x 4' 7" (2.54m x 1.42m) Fully tiled and fitted with ceramic WC, wash hand basin within a fitted base unit and fully tiled separately screened shower with shower attachment. LED spotlights and casement window to side.

BEDROOM 2: 17' 9" x 10' 6" (5.42m x 3.22m) Forming part of a two storey rear extension providing a dual aspect with casement window range to front and rear.

BEDROOM 3: 17' 1" x 10' 5" (5.21m x 3.18m) With casement window range to front and fitted wardrobe.

BEDROOM 4: 12' 1" x 9' 9" (3.69m x 2.98m) With casement window range to rear affording views across the gardens and meadowland beyond. LED spotlights.

BEDROOM 5/STUDY: 8' 7" x 6' 9" (2.62m x 2.06m) A single bedroom or ideally suited as a home office with window to front.

FAMILY BATHROOM: 7' 0" x 6' 7" (2.15m x 2.03m) Fully tiled and fitted with ceramic WC, wash hand basin and fully tiled bath with both mounted and handheld shower attachment. Obscured glass casement window to front.

Outside

The property is situated on Station Road with a brick paved driveway providing space for approximately three vehicles. Bordered by a single expanse of lawn with hedge line border to side and low level brick wall to front.

The rear gardens are via an extended terrace ideally placed for the east facing rear aspect with single expanse of lawn beyond, shrubland border to side and decked terrace with swimming pool. The gardens are further enhanced by a six-foot fence line border to side and timber framed external store.

GARAGE: 18' 11" x 11' 2" (5.78m x 3.42m) With up and over doors to front, light and power connected. Personnel door to side.

UTILITY ROOM: 10' 6" x 5' 7" (3.22m x 1.71m) With space and plumbing for washing machine and dryer. Door to outside.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

BROADBAND SPEED: Up to 1000Mbps (source Ofcom).

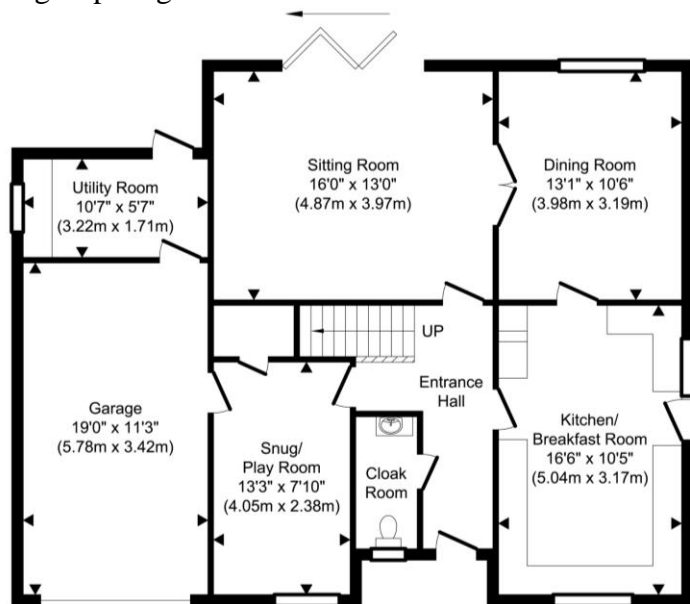
PHONE COVERAGE: EE, O2 and Vodafone (source Ofcom).

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EPC RATING: E. A copy of the energy performance certificate is available on request.

WHAT3WORDS: group.magical.situation

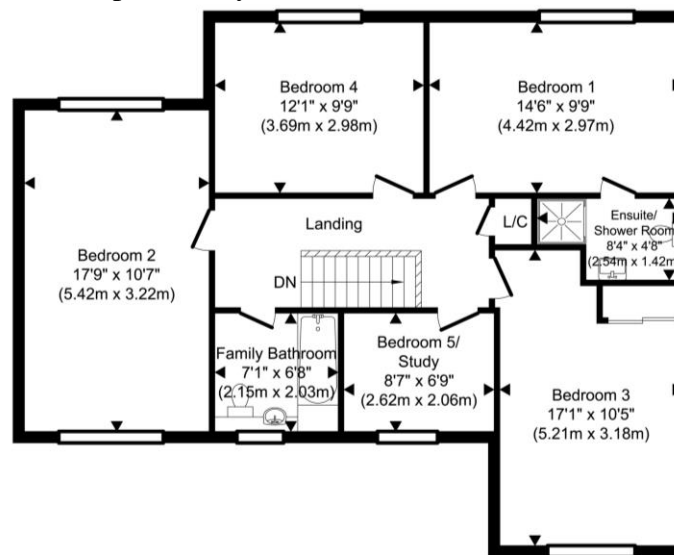


Ground Floor
Approximate Floor Area
1049.91 sq. ft.
(97.54 sq. m)

LOCAL AUTHORITY: Town Hall, Station Road, Clacton on Sea, Essex, CO15 1SE. (01255 686868). **BAND:** F

VIEWING: Strictly by prior appointment only through DAVID BURR

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First Floor
Approximate Floor Area
894.69 sq. ft.
(83.12 sq. m)

TOTAL APPROX. FLOOR AREA 1944.60 SQ.FT. (180.66 SQ.M.)

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