



**Ballantrae**  
**Fordham Heath, Essex**

**DAVID  
BURR**



# Ballantrae, Wood Lane, Fordham Heath, Colchester, Essex, CO3 9TR

Fordham Heath is a hamlet within the Colchester District, in the English county of Essex. It is located to the west of the Roman city of Colchester, with its extensive range of amenities and facilities, and to the south-east of the village of Fordham. Fordham has a primary school, a public house and there is a thriving cricket club at Eight Ash Green. Conveniently located for the A12 trunk road, Marks Tey railway station and Colchester North Station with its direct link to London Liverpool Street Station.

A three-bedroom detached bungalow understood to date from the late 1950s enjoying a private, tucked away setting on the well-regarded Wood Lane, conveniently placed within the highly regarded North Essex village of Fordham Heath. Having been in the ownership of the same family since original construction, the property is a rarely available market opportunity offering considerable scope for improvement and enhancement with scope for re-development (subject to the necessary planning consents). Offering notable retained features including an AGA kitchen, two double bedrooms and an attic room. Set within a total plot size of approximately 0.35 acres, the property further benefits from a detached garage, tandem private parking for approximately three vehicles and established, well-screened gardens.

**A three-bedroom detached bungalow requiring modernisation/updating throughout, benefitting from an attic room and scope for re-development (subject to the necessary planning consents), with further benefits including a detached garage, tandem private parking and a total plot size of approximately 0.35 acres.**

Obscured panel-glazed clad security door opening to:

**ENTRANCE HALL: 25' 6" x 3' 8"** (7.78m x 1.14m) With hatch to attic room and door to linen store housing water cylinder and further door to cloaks storage.

**SITTING ROOM: 16' 4" x 11' 9"** (4.99m x 3.59m) Affording a dual aspect with bay window to front, window to side and central gas fireplace with tiled surround. Notable retained features including original skirting and dado rail.

**AGA KITCHEN: 11' 10" x 11' 9"** (3.61m x 3.59m) Fitted with a range of base units below a stainless steel single sink unit, gas fired AGA and terracotta quarry style tiled flooring throughout. Door to pantry with useful fitted shelving.

**GARDEN ROOM: 11' 2" x 7' 0"** (3.42m x 2.15m) Set beneath a pitched roofline on a brick base with a glazed surround on three sides with sliding panel door opening to the rear terrace and gardens.

**BEDROOM 1: 13' 4" x 11' 9"** (4.08m x 3.59m) With bay window to front, skirting, dado rail and stripped pine flooring.

**BEDROOM 2: 11' 8" x 9' 11"** (3.58m x 3.03m) With window range to side, skirting and dado rail.

**BEDROOM 3: 8' 10" x 7' 1"** (2.71m x 2.16m) With window range to rear affording views across the established, well screened gardens.

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**FAMILY BATHROOM: 5' 6" x 4' 4"** (1.68m x 1.33m) Fitted with pedestal wash hand basin, bath with tiling above and obscured glass window to rear.

**CLOAKROOM: 4' 3" x 2' 8"** (1.32m x 0.83m) Fitted with ceramic WC.

**ATTIC ROOM (accessed via loft ladder): 12' 4" x 9' 8"** (3.76m x 2.97m) With window range to front and opening to loft storage void.

## Outside

The property is situated on Wood Lane, largely hidden from view and approached via a tandem driveway providing parking for three vehicles. There is ample space to further expand the parking area with lawned frontage, fir tree and established border planting and gardens to both sides of the property with access to the:

**GARAGE: 15' 1" x 8' 7"** (4.62m x 2.62m) With pebble dash exterior set beneath an asbestos roofline with up and over door to front and personnel door to side.

The rear gardens are one of the property's most striking attributes washed with roses, substantial fir trees, a money puzzle tree, greenhouse and further archway planting. With eight-foot border hedging, the gardens are well-screened with redundant outbuildings set to the corner of the plot and enjoying a private, unoverlooked aspect.

**TENURE:** Freehold

**SERVICES:** Mains water, drainage and electricity are connected. Gas fire in sitting room. **NOTE:** None of these services have been tested by the agent.

**BROADBAND:** Up to 900 Mbps (source Ofcom).

**MOBILE COVERAGE:** Three, O2 and Vodafone (source Ofcom).

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

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

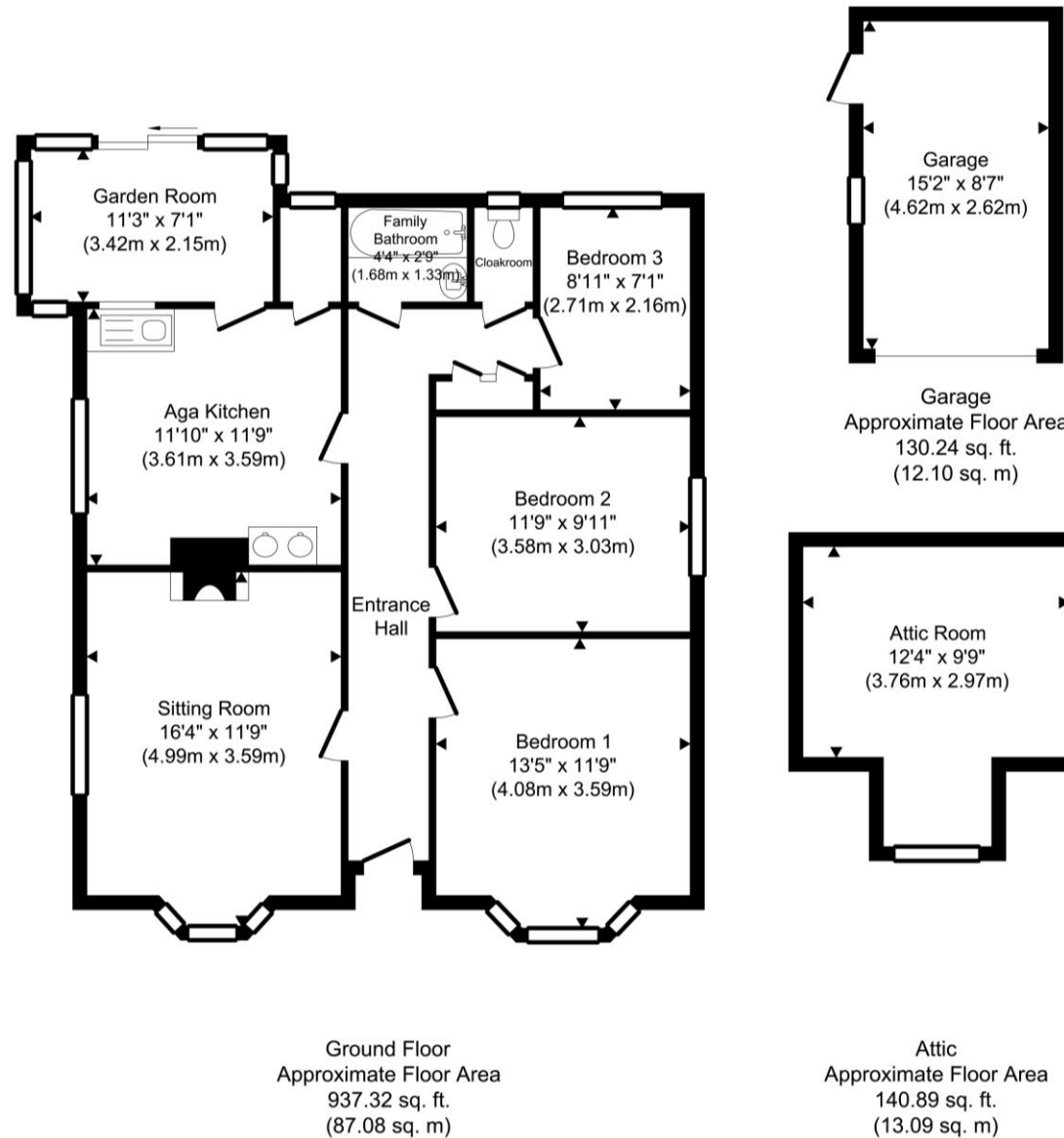
**WHAT3WORDS:** ///insurance.haunt.users

**LOCAL AUTHORITY:** Colchester City Council, Rowans House, 33 Sheepen. **BAND:** E

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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TOTAL APPROX. FLOOR AREA 1208.46 SQ.FT. (112.27 SQ.M.)  
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