

oakheart



£850,000

The Strood, Peldon, Colchester



## WHEN TWO BECOMES ONE

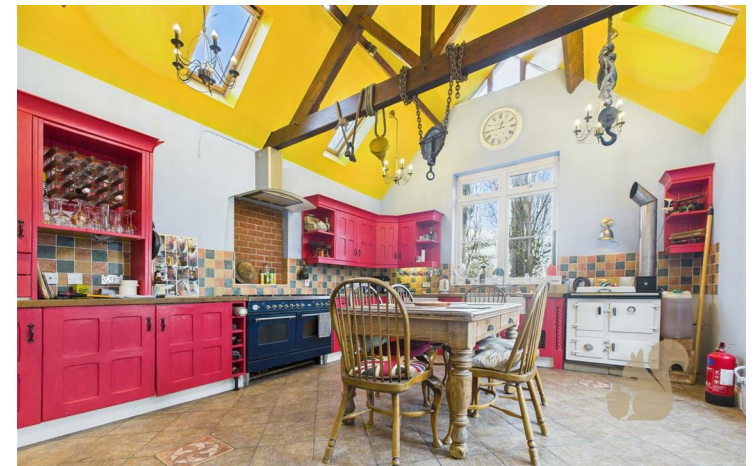
Looking for semi-rural, multigenerational living? Potential income from a holiday let? Short drive to the sailing, watersport activities, beaches and seafood on Mersea Island? Few neighbours? Then this could be the ideal home. Located in Peldon at the end of The Strood to Mersea Island is this unique and individual four bedroom detached home with a one bedroom detached self-contained annexe and, a separate single storey cabin that could provide income from use as a holiday let. With few neighbours there

is a high level of privacy. Backing on to open fields there are far reaching views across to the Pyefleet Chanel that eventually meets up with the River Colne and, perfect to catch a glimpse of a variety of water fowl as they fly to and from the Essex Wildlife Trust Fingringhoe Wick Nature Discovery Park.

### SUMMARY

For almost 20 years this home has been a delightful haven with happy

and joyful memories for the current vendors. This individual home was originally constructed by a reputable local builder around 25 years ago and with the addition of the detached one bedroom annexe in 2006. This impressive four-bedroom detached chalet-style family home, set within a generous 0.62-acre plot (STMS), provides good size accommodation, character, comfort and semi rural living. Thoughtfully designed throughout, the property provides versatile living arrangements perfect for family life, entertaining, and hosting guests.



















Main House - Ground Floor



Main House - First Floor



Approximate  
Total Area

189 m<sup>2</sup>  
2034 ft<sup>2</sup>

Reduced Headroom

8.3 m<sup>2</sup>  
90 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GIRAFFE360

Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
E

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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