

oakheart



£1,200,000

Asking Price

Colchester Road, Peldon

Nestled in the picturesque village of Peldon, this exceptional four-bedroom detached bungalow offers a harmonious blend of countryside tranquility and versatile living spaces. Set on an impressive 9.27 acres of land, the property provides an array of possibilities for both residential and business use. Its prime location, just a short walk from the charming Peldon Rose Public House, ensures a delightful balance between peaceful rural living and convenient local amenities.

The bungalow boasts four spacious double bedrooms, including a master suite that features an elegant ensuite bathroom and a walk-in wardrobe, offering a private retreat within this expansive home. The living spaces are thoughtfully

designed, comprising a welcoming lounge, a formal dining room perfect for entertaining, and a light-filled garden room that invites you to unwind while enjoying views of the surrounding greenery.

The property's exterior is equally impressive. A large driveway offers ample parking, complemented by undercover spaces and a garage, catering to a variety of needs. Multiple outbuildings on the grounds provide substantial opportunities, with potential for conversion into a self-contained annexe, workshop space, or other creative uses. A generously sized barn offers excellent storage facilities and holds significant commercial potential, such as rental use for a builder's yard or similar enterprises. The property also

benefits from a newly replaced Oil tank, with a secure enclosed surrounding.

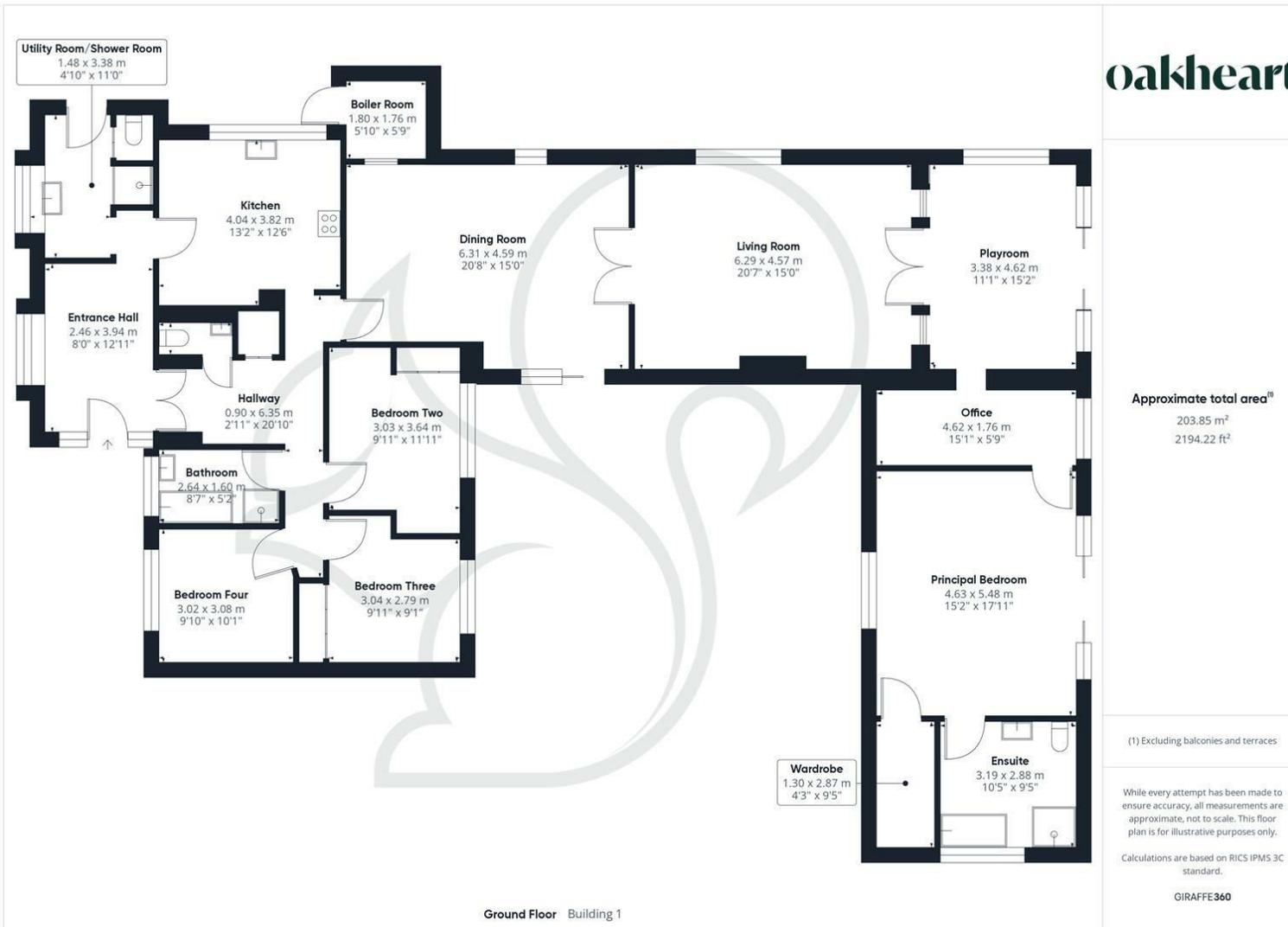
The expansive 9.27 plot invites endless possibilities for outdoor pursuits, gardening, or equestrian interests, with the scenic landscape enhancing the sense of seclusion and charm. Whether you're seeking a spacious family home, a property with business potential, or a combination of both, this bungalow in Peldon delivers a rare and unique opportunity in an enviable location.











Local Authority:

Tenure:
Freehold

Council Tax Band:
G

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	68
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

Oakheart Mersea
01206 382191
mersea@oakheart.co.uk
34a Barfield Rd, West Mersea, Colchester, Essex, CO5 8QT

oakheart