



## West Street, Wivenhoe

A charming Victorian cottage in the very heart of Wivenhoe, just a stone's throw from the River Colne and the vibrant High Street. Timber-clad and full of character, this three-bedroom home offers over 1,100 sq. ft. of space and is ready for someone to update and make their own.

Offers in excess of £375,000

# West Street

Wivenhoe, Colchester, CO7



- Chain Free
- Lower Wivenhoe Location
- Private Rear Garden
- Characterful Victorian Cottage (Unlisted)
- Moments From River
- Just moments from Wivenhoe Station
- Potential to add value
- Three Double Bedrooms

## The Property

Inside, the cottage offers well-proportioned living accommodation with plenty of potential. The ground floor features a spacious open-plan lounge and dining area stretching the full depth of the house, with dual aspects that bring in natural light. The separate kitchen sits at the rear, with access to the conservatory—offering a peaceful view of the garden and a convenient downstairs WC.

Upstairs, there are three generous sized double bedrooms, all accessed from a central landing, along with a large family bathroom. While the home would benefit from some modernisation, it presents a wonderful opportunity to personalise and restore its original charm. Period proportions throughout add to its character, making it a perfect canvas for a stylish update.

## The Outside

The exterior of the cottage is full of traditional charm, with timber cladding that adds character and curb appeal. Set just a stone's throw from the river and Wivenhoe's vibrant high street, the property occupies a highly desirable and central location.

To the rear, a private garden offers a quiet retreat, with space for planting, seating, or entertaining. While it may need a little attention, the garden is a manageable size and full of potential for a creative touch. With its classic frontage and tucked-away feel, this home blends characterful aesthetics with a lifestyle-focused setting.

The property is ideally located on the same road as Wivenhoe Station, offering direct links to London Liverpool Street.

## The Area

Nestled on the picturesque banks of the River Colne, Wivenhoe in Essex is a quintessential English town that seamlessly blends historic charm with modern vitality. Characterised by its cobbled streets and a waterfront adorned with colourful boats, Wivenhoe exudes a warm and welcoming atmosphere.

With a range of independent shops, quaint cafes, and traditional pubs, the town boasts a vibrant community lifestyle. The Black Buoy, is a historic pub serving classic British dishes. The Greyhound is another local favourite, renowned for its traditional pub fare. Enjoy scenic riverside dining at The Rose and Crown, providing a perfect setting for a relaxing meal.

Wivenhoe is also renowned for its commitment to the arts, featuring an art gallery and hosting cultural events that contribute to its vibrant and creative identity.

There are a fantastic number of local schools. Broomgrove and Millfields are both well regarded primary schools and for secondary education, Colne Community School and College is nearby. Slightly farther afield in Colchester there are plentiful further schooling options. Essex University is also within easy reach.

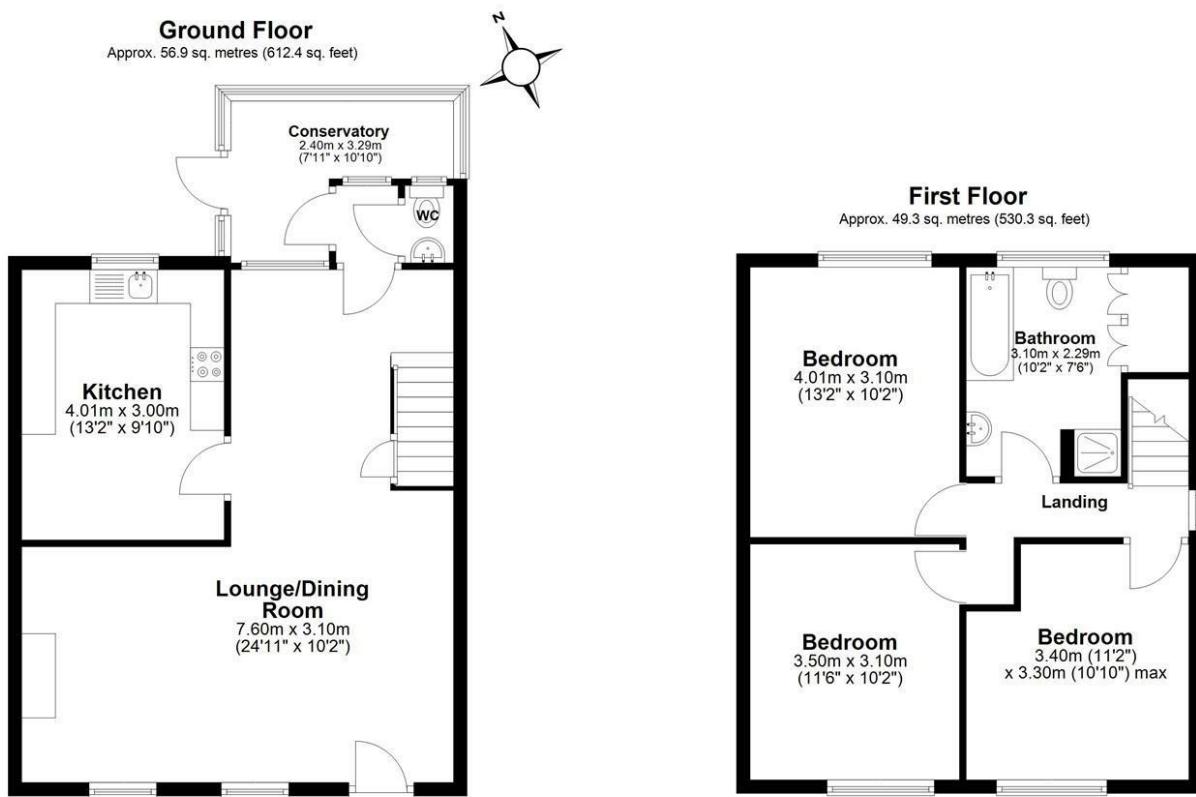
Wivenhoe boasts excellent transportation links. The town is well-connected by rail, with Wivenhoe station providing regular services to Colchester and beyond. Commuting to London is also easy, with direct train services connecting Wivenhoe to London Liverpool Street in approximately 65 minutes. By road, the A133 offers easy access to Colchester and the A12, facilitating smooth travel to neighbouring areas.

## Further Information

Tenure - Freehold



## Floor Plan



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			