



## Bures Road, White Colne

Discover the perfect blend of countryside charm and modern convenience at Hyfields, nestled in the heart of White Colne. Enjoy tranquil village living with scenic walks, stables, and expansive paddocks, all just minutes from vibrant Earls Colne and historic Colchester. A dream retreat with easy access to London—Hyfields truly offers the best of both worlds!

Guide price £900,000

# Bures Road

White Colne, Colchester, CO6



- Expansive paddocks (Approx. 7 Acres)
- Well-tended private gardens
- 4 Stables with water & electric on the yard
- Guide Price £900,000 - £950,000
- Extensive barn (approx. 25m x 7.8m)
- Approx. 4,907 sq. ft. of built space
- Versatile barn could be converted (stpp)
- Ample off-street parking and sweeping driveway
- Countryside bridleways right on the doorstep
- Access to EAFCR Bridleways

## The Outside

A standout feature of Hyfields is its extensive array of outbuildings and outdoor amenities, making it a dream for anyone with equestrian or hobby interests. The property features a double garage for secure parking, four stables, and a substantial barn measuring approximately 25m x 7.8m. Within the barn, there is potential to create a stabling block with multiple stables which would be ideal for housing horses or other livestock. Equestrian enthusiasts will revel in the expansive paddocks that accompany the home – perfect for grazing, exercise, or even the addition of a manege. In total, the house and its outbuildings provide around 4,907 sq. ft. of built space, offering incredible versatility for storage, workshops, or agricultural use. The grounds of Hyfields are equally impressive. A long, sweeping driveway leads you through the front garden to the residence, providing a grand approach and ample off-street parking for multiple vehicles. The private gardens surrounding the bungalow are well-tended and tranquil, offering lawned areas, mature plantings, and sunny terraces where you can relax and soak up the countryside atmosphere. Thanks to the scale of the barn and ancillary buildings, there is excellent potential to develop additional accommodation on-site – for example, converting the barn into an annexe or separate dwelling (STPP). This creates exciting possibilities for multi-generational living, guest quarters, or even a holiday rental, all while retaining plenty of storage and functional space in the remaining outbuildings. The overall setting – with its blend of formal gardens, practical outbuildings, and open land – ensures both elegance and functionality for a variety of lifestyle needs.

## The Property

All accommodation at Hyfields is conveniently arranged on one level, providing an effortless flow throughout the home. The heart of the property is the expansive living space – a welcoming lounge that opens into the dining area via double doors and adjoining sun room, creating one continuous area filled with natural light and garden views. The kitchen/breakfast room is finished to a high standard, offering ample storage, space for modern appliances, and space for casual dining. There are three comfortable double bedrooms, each benefiting from pleasant outlooks and generous proportions. The principal bedroom enjoys its own en-suite shower room and dressing room for added luxury, and a contemporary family bathroom serves the remaining rooms – all beautifully presented to create a relaxing, move-in-ready interior.

## The Area

White Colne is a quaint rural village set amidst the picturesque North Essex countryside, offering a peaceful escape without sacrificing convenience. Situated on the north side of the River Colne, White Colne enjoys a tight-knit community and an abundance of scenic beauty. Residents can explore local footpaths and bridleways right from the doorstep, making it ideal for walking, cycling, and horseback riding through rolling fields and country lanes.

For everyday amenities, the neighbouring village of Earls Colne – just minutes away – provides shops, a café, and pubs. Families in White Colne are also well-served by a selection of local schools including Pebmarsh, Chappel, and Earls Colne primary schools, all within easy reach. Meanwhile, the nearby market town of Halstead (around 4 miles) offers supermarkets and additional services.

The historic city of Colchester is within easy reach (approximately 8 miles east), boasting a full array of shopping, restaurants, entertainment, and reputable secondary schooling. Marks Tey & Chapel & Wakes Colne railway links make London (Approx. 1 hr) and other destinations readily accessible for commuters or day trips.

At Hyfields, you truly get the best of both worlds: a serene countryside setting in White Colne's lovely Colne Valley, with urban conveniences, reputable local schools, and transport links just a short drive away. This enviable location enhances the appeal of Hyfields as a perfect rural retreat to call home.

## Further Information

Tenure - Freehold

Plot Size - 7.59 Acres



## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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		