



## Stoke Road, Leavenheath

This substantial and highly versatile detached family home extends to approximately 4,300 sq ft and is arranged over two floors. A key feature of the property is the self-contained annexe, comprising two ground floor bedrooms, making it ideal for multi-generational living or guest accommodation. The main house offers generous and well-balanced living space, including multiple reception rooms, well-proportioned bedrooms, and a large roof terrace, providing flexible accommodation suited to modern family life.

Guide price £750,000

# Stoke Road

## Leavenheath, Colchester, CO6



- Detached home extending to approximately 4,300 sq ft
- Multiple reception rooms
- Popular village location on the Essex–Suffolk border
- Good access to transport links, including mainline rail services to London
- Flexible two-storey layout suited to family living
- Well-proportioned bedrooms with en-suites
- Countryside surroundings with nearby walks
- Self-contained ground floor annexe
- Large garden with terrace, lawn, and annexe courtyard
- Convenient for Sudbury and Colchester

### The Property

#### The Main House

The ground floor of the main house is arranged around a well-proportioned kitchen, which sits at the heart of the property and features sliding doors opening onto the garden. The kitchen is supported by a practical utility room, creating a functional and well-connected living environment.

There is a generous selection of reception space, offering flexibility for both everyday living and entertaining. These include a sitting room and a conservatory which provides additional access to the garden, along with a study and a music room, providing suitable space for home working or creative pursuits. The overall layout flows well, with clearly defined yet adaptable rooms throughout.

The first floor is arranged to provide generous bedroom accommodation, with four double rooms supported by a combination of family bathrooms and en-suite facilities. The layout works well for family living, offering privacy and separation between sleeping accommodation while retaining a sense of balance and space throughout.

#### The Annexe

Located on the ground floor, the annexe provides independent accommodation with its own separate entrance. It comprises a kitchen with adjoining utility room and direct access outside, a living-dining room with French doors opening to the exterior, two bedrooms, and an en-suite bathroom, making it well suited to multi-generational living or guest use.

The annexe is fully self-contained while remaining connected to the main house if required, offering a flexible arrangement that adds significant appeal for those seeking adaptable accommodation.

#### The Outside

The property enjoys a large and well-arranged garden, offering a variety of outdoor spaces to suit both family life and entertaining. A generous terrace provides an ideal area for outdoor dining and seating, with steps leading onto an expansive lawn, creating a pleasant and open setting for recreation and relaxation.

In addition, the self-contained annexe benefits from its own separate courtyard garden, offering a private outdoor space that enhances its independence and usability. Together, the gardens provide flexibility, privacy, and a strong connection between the indoor accommodation and the outdoors.

The property also benefits from an integral double garage with internal access from the study, along with ample off-road parking, including a covered car port.

#### The Area

Leavenheath is a popular and well-regarded village set within attractive countryside on the Essex–Suffolk border, offering a peaceful rural atmosphere while remaining conveniently connected to nearby towns and amenities.

The village benefits from a strong sense of community, a village hall, a church, and access to country walks and open farmland. Everyday amenities can be found in nearby villages and in the market towns of Sudbury and Colchester, both of which offer a wider range of shopping, restaurants, leisure facilities, and schooling options, including highly regarded independent and state schools.

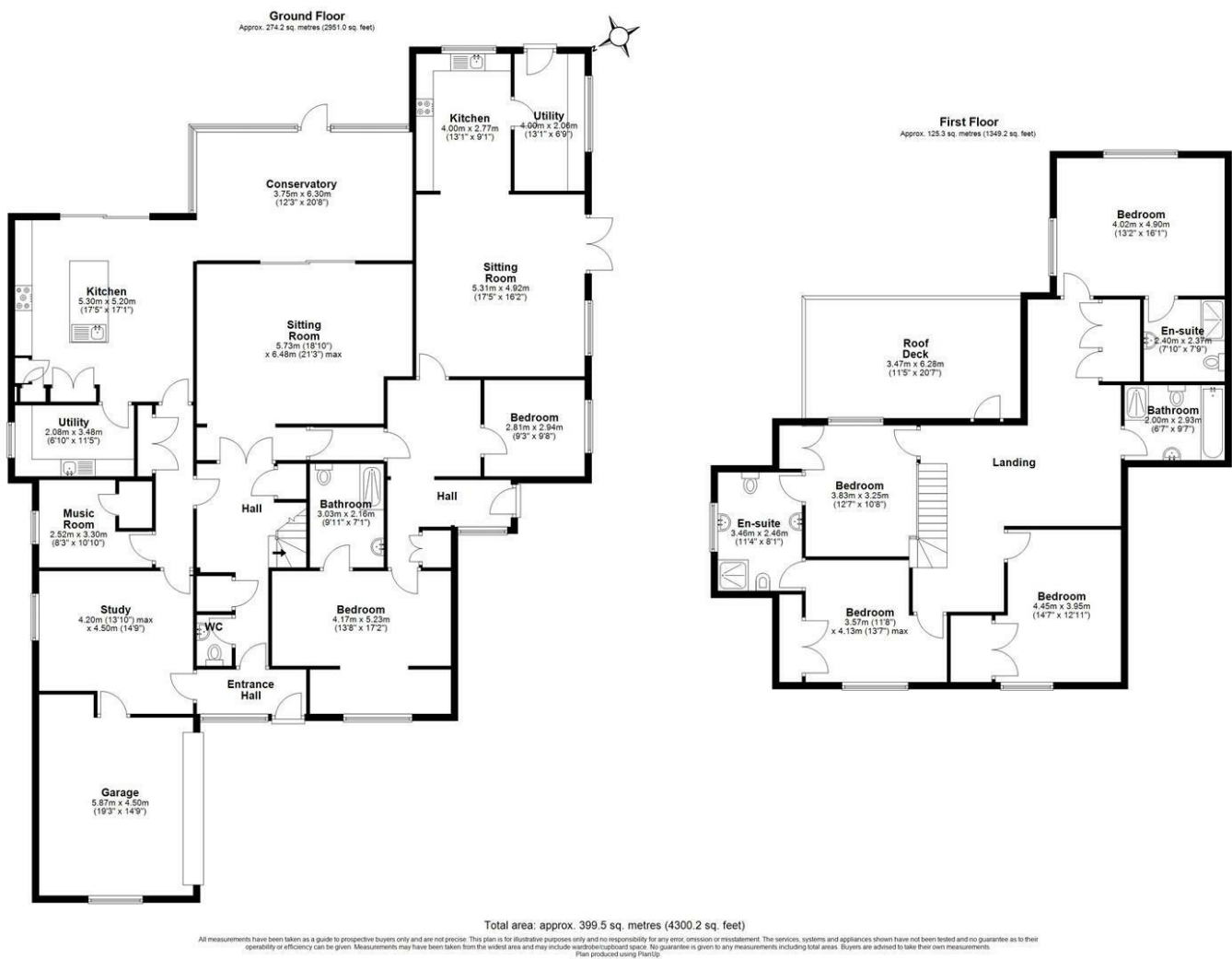
For commuters, Colchester provides mainline rail services to London Liverpool Street, while the A12 and surrounding road networks offer good access to the wider region. Leavenheath is particularly attractive to those seeking a semi-rural lifestyle, combining open countryside, village living, and accessibility, making it an ideal location for families, downsizers, and those working from home.

Further Information

Tenure: Freehold



Floor Plan



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