

NP NICHOLAS
PERCIVAL

For Sale. The Firs, Boxted

Wig Lane, Straight Road, Boxted, Colchester, Essex, CO4 5QX

Incorporating **BS** BIRCHALL
STEEL



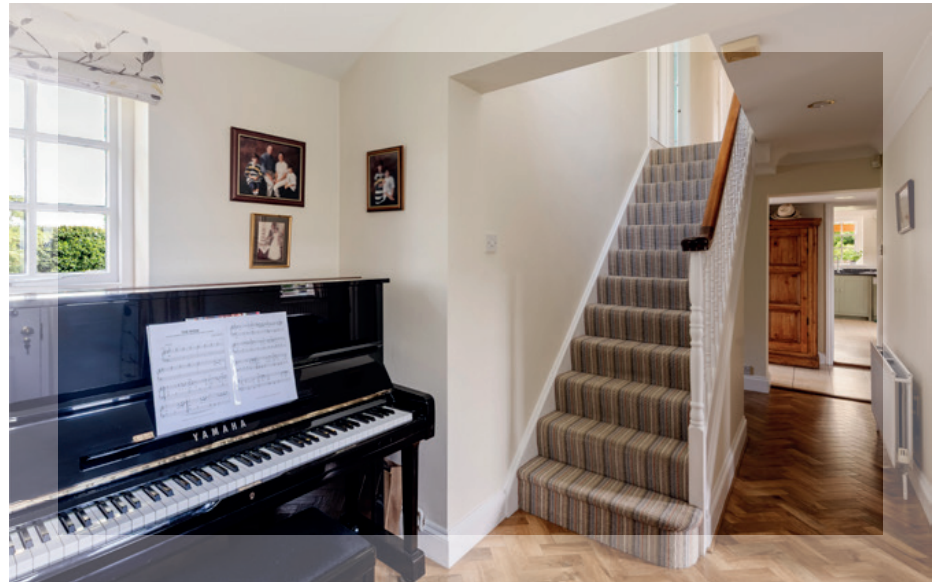




The Firs, Wig Lane, Straight Road, Boxted, Colchester, Essex, CO4 5QX

Offering flexible accommodation this four-bedroom detached property with a one bedroom annexe enjoys a semi-rural setting, on an enviable plot approaching just over 2.75 acres (stls), and with further useful outbuildings.

Restrictive Covenants Apply | Oil Fired Central Heating | EPC E Council Tax Band G | Tenure Freehold



The Firs

The Firs is a well-presented family home, quietly positioned within a peaceful countryside setting. Offering four bedrooms, including a principal bedroom with en-suite, the property provides generous and versatile accommodation throughout.

The ground floor opens with a spacious entrance hallway, currently utilised by the present owners as a study and music area. From here, the accommodation flows into a well-proportioned sitting room, enjoying a dual aspect with French doors opening directly onto the garden patio, and centred around an open fireplace. A separate dining room comfortably accommodates family gatherings, while the snug provides a cosy retreat with a log burner, ideal for relaxed evenings.

The kitchen/breakfast room is well designed for both practical use and informal dining, space for a Range cooker, extractor hood, and space for freestanding appliances. A wide selection of cupboards and drawers is complemented by granite work surfaces and a useful larder cupboard. A cloakroom completes the ground floor.

To the first floor, the principal bedroom benefits from fitted wardrobes and an en-suite shower room. Bedrooms two and three are both well-proportioned dual aspect doubles with fitted wardrobes, while the fourth bedroom is a good-sized single, also dual aspect, currently used as a study. The accommodation is completed by a four-piece family bathroom comprising a bath, separate shower cubicle, pedestal basin and WC.

The Outbuildings

The property is further enhanced by a highly flexible range of outbuildings. The annexe currently provides a double bedroom with en-suite shower room, alongside a larger space used as a games room, offering excellent potential for multi-generational living or guest accommodation.

A workshop provides valuable storage and working space, with part currently arranged as an artist's studio. Additional outbuildings include a single garage, an adjoining tractor barn suitable for garden machinery, and a utility room to the rear of the garage with plumbing for a washing machine and tumble dryer.

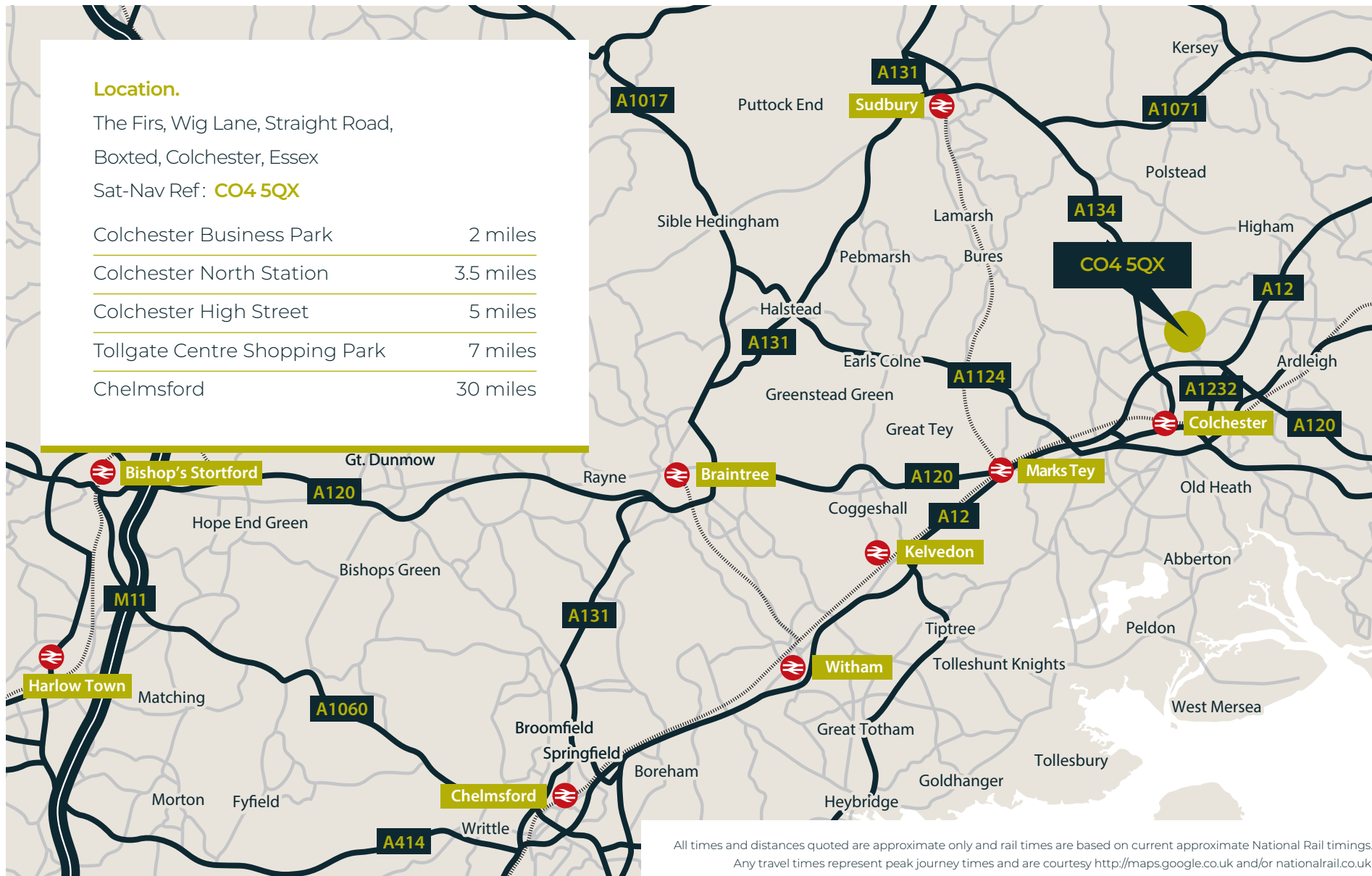




Location.

The Firs, Wig Lane, Straight Road,
Boxted, Colchester, Essex
Sat-Nav Ref: **CO4 5QX**

Colchester Business Park	2 miles
Colchester North Station	3.5 miles
Colchester High Street	5 miles
Tollgate Centre Shopping Park	7 miles
Chelmsford	30 miles



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings.
Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk



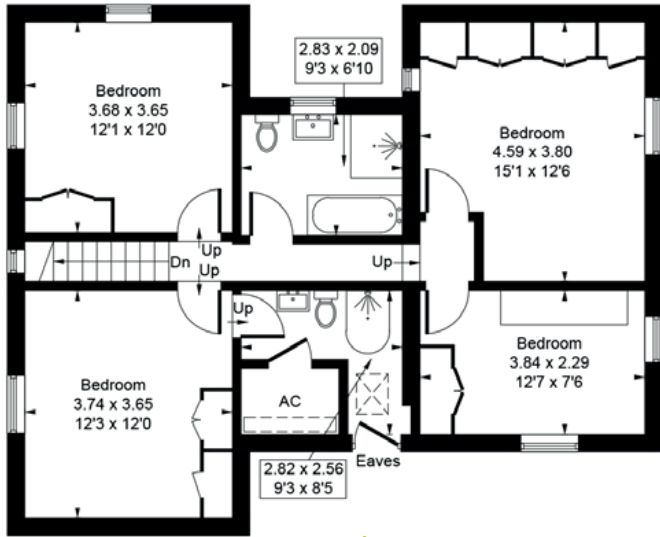
Location

The village of Boxted is nestled amongst some of the most wonderful parts of the North Essex / South Suffolk countryside on the edge of the Dedham Vale Area of Outstanding Natural Beauty, that provides endless opportunities for walking, cycling and exploring.

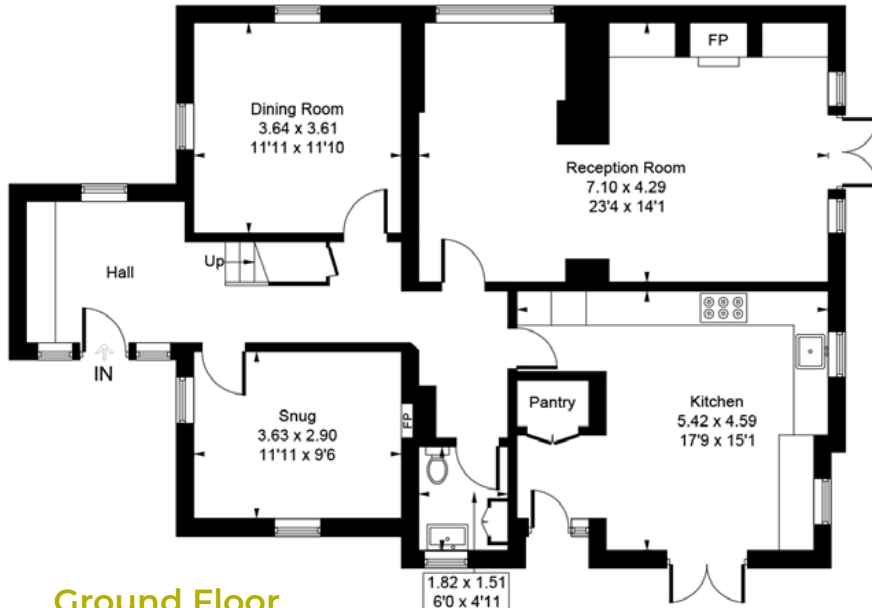
This well-connected village offers a primary school for family buyers and is just minutes away from both the A12 and A134. The bustling historic city of Colchester is a short drive away, and offers all the recreational, leisure and cultural attractions expected of a major regional centre.

Colchester's mainline railway station is around five miles away and offers inter-city services to London Liverpool Street in around 50 minutes.



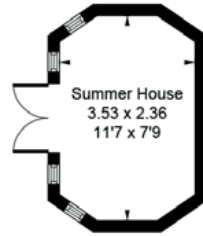


First Floor

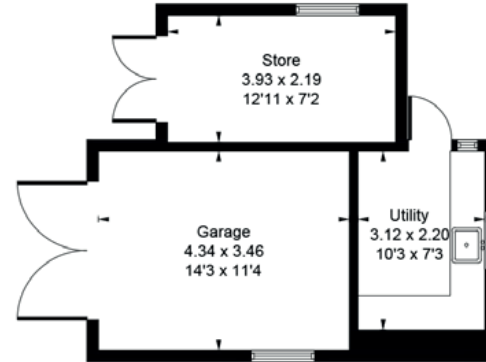


Ground Floor

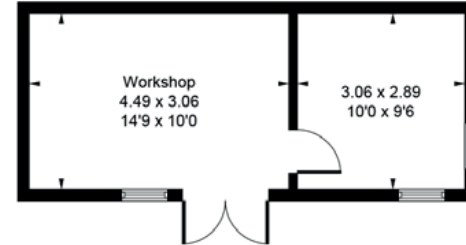
Approximate Gross Internal Area = 1957 sq ft / 181.8 sq m
 Annexe = 424 sq ft / 39.4 sq m
 Outbuildings = 672 sq ft / 62.4 sq m
 Total = 3053 sq ft / 283.6 sq m



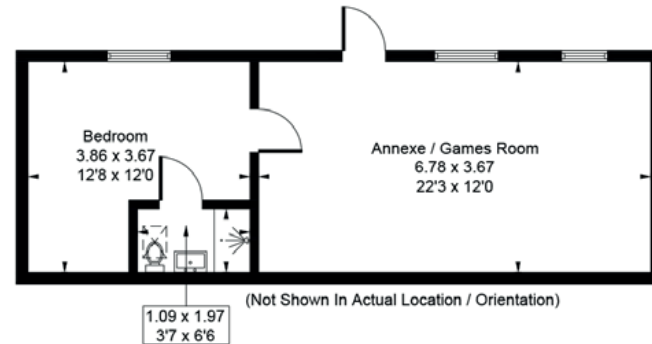
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing is strictly by appointment with the Sole Selling Agents.

NP NICHOLAS
PERCIVAL

Incorporating **BS** BIRCHALL
STEEL

01206 563222

Dan Fuller | DFuller@nicholaspercival.co.uk

Sara Wilson | SWilson@nicholaspercival.co.uk

Julie Willats | JWillats@nicholaspercival.co.uk

nicholaspercival.co.uk

Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Stamp Duty Land Tax will need to be paid to purchase this property. Please use the web link to the government website <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro> to assess your position.

Other charges such as solicitors' fees and removal costs will also need to be considered. Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only.

No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.