



**NP** NICHOLAS  
PERCIVAL

**For Sale.** The Mead

Boxted Road, Colchester, Essex CO4 5HF

Incorporating **BS** BIRCHALL  
STEEL





### **The Mead, Bosted Road, Colchester, Essex CO4 5HF**

The Mead is an imposing, extended, detached family home which enjoys a generous plot of circa 0.25 acres (stls) in a desirable location that allows easy access to a mainline station for connections to London and the charming countryside that surrounds the city of Colchester to the North.

The accommodation includes four double bedrooms, the principal with a very well appointed four-piece ensuite, family bathroom, sitting room, study / playroom, kitchen / dining room. Externally there is ample driveway parking, double garage and an enclosed walled garden.



## The Mead

An entrance hallway welcomes you to the property with built in storage for coats and shoes. The spacious sitting room is dual aspect with French doors to the patio and cosy log burner.

The heart of the home is undoubtedly the impressive kitchen / dining room. This dual aspect room provides direct access to the garden and sun-terrace, making it the ideal spot for entertaining family and friends. There is ample room for a dining table set, whilst the quartz topped kitchen island extends to form a breakfast bar for informal dining.

The well equipped kitchen features a NEFF induction hob set within the breakfast bar, integrated NEFF oven, warming drawer and microwave combination oven. Space is provided for a free-standing dishwasher, wine chiller and American style fridge-freezer. Ample storage is provided by a good array of cupboards and drawers including a very useful larder cupboard.

The sleek design of the kitchen is continued into the utility room where further storage space is provided as well as space and plumbing for both a free-standing washing machine and tumble dryer. A butler sink is set within the quartz worksurface.

Flexibility is added to the accommodation in the form of a triple aspect study / playroom, though this space could easily be utilised as a snug or a more formal dining room as required. The cloakroom completes the ground floor.

Ascending the stairs to the first floor there are four double bedrooms, with the largest three all benefiting from built-in wardrobe storage space. The principal bedroom suite is dual aspect and the accompanying ensuite bathroom features a free-standing double ended bath, walk-in shower with both rainfall shower head and mixer hose attachment, handbasin set within a vanity unit, heated towel rail and wc. The main guest bedroom is dual aspect to the front of the property with bedrooms three and four located to the rear.

The dual aspect family bathroom completes the internal accommodation and is comprised of a bath with shower screen and electronic shower, pedestal handbasin, heated towel rail and wc.



## Outdoor Living

Situated on a private road and approached via a block paved driveway, ample off-road parking is provided for several vehicles in addition to the double garage which has power and light connected.

The generously proportioned, enclosed walled rear garden is mainly laid to lawn whilst the sun-terrace adjacent to the property makes the most of the westerly aspect.

In total this generous plot approaches 0.25 acres (stls).

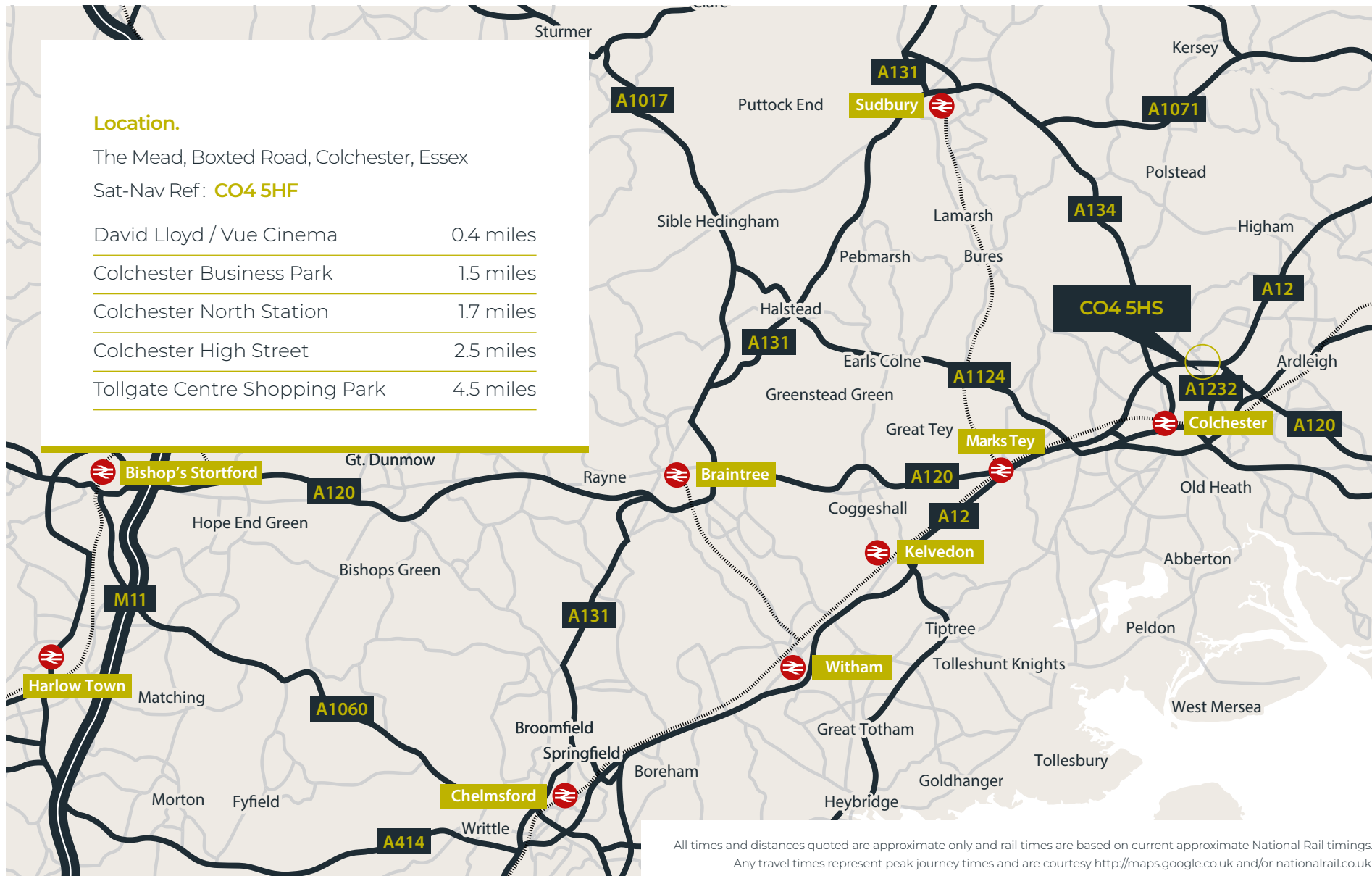


**Location.**

The Mead, Boxted Road, Colchester, Essex

Sat-Nav Ref: **CO4 5HF**

David Lloyd / Vue Cinema	0.4 miles
Colchester Business Park	1.5 miles
Colchester North Station	1.7 miles
Colchester High Street	2.5 miles
Tollgate Centre Shopping Park	4.5 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](http://nationalrail.co.uk)



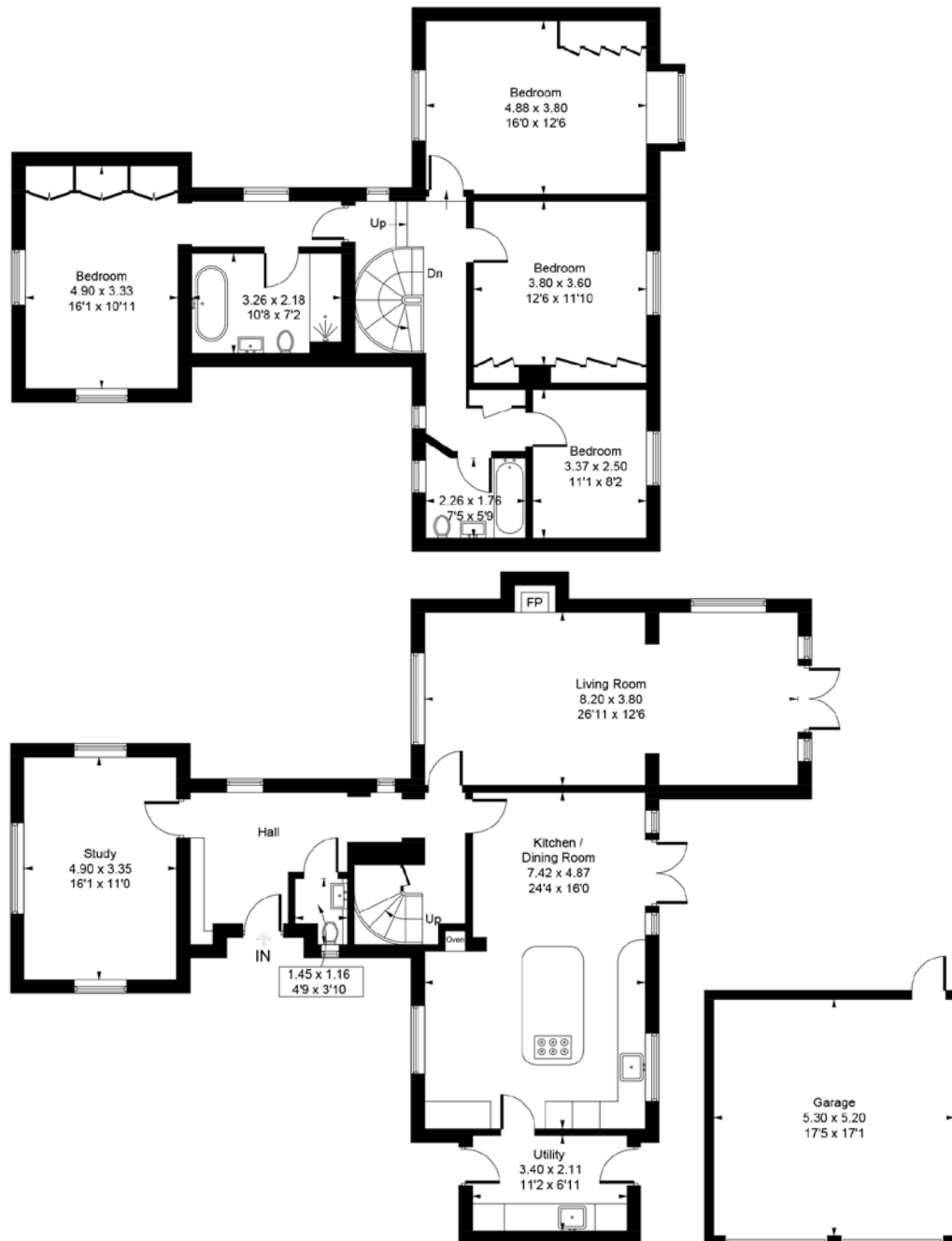
## Location

The Mead is well located for easy access to the historic city of Colchester, not least the mainline railway station (less than 1.5 miles away) and which provides connections to London Liverpool Street in around 50 minutes.

The city offers all the recreational, leisure, entertainment, shopping and dining choices expected of a major regional centre as well as excellent schooling options particularly in the private sector. An equally short distance away is the wonderful North Essex / South Suffolk countryside of the Dedham Vale Area of Outstanding Natural Beauty, providing endless opportunities for walking, cycling and exploring.

The Mead provides the perfect balance for the modern family lifestyle benefitting from a well-connected location for work and schooling, whilst the benefits of the open countryside and charming Essex coastal towns are equally close at hand.





**The Mead, Boxted Road,  
Colchester, Essex CO4 5HF**

Approximate Gross Internal Area = 2167 sq ft / 201.3 sq m

Garage = 297 sq ft / 27.6 sq m  
Total = 2464 sq ft / 228.9 sq m



**Agents Notes**

- Mains Water, Drainage and Electricity Connected
- Tenure Freehold | Gas Central Heating | EPC Awaited
- Council Tax Band F
- 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.



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Viewing is strictly by appointment with the Sole Selling Agents.

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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.

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