



Jane Walker Park, Nayland, Colchester CO6 4JW

welcome to

Jane Walker Park, Nayland Colchester

Offering over 2500 sq ft of bright and spacious accommodation across three floors is this beautiful home that forms part of this exclusive Arts and Crafts conversion, offering simply beautiful views over the Stour Valley and sitting prominently within its circa 10 acres (sts) of landscaped grounds.

Entrance Hall

Door to front aspect, stairs rising to first floor, understairs storage cupboard, door leading to:-

Lounge

26' 3" x 15' (8.00m x 4.57m)
Dual aspect. Bay window with views over the valley. Fireplace with tiled hearth and limestone surround and storage units either side.

Dining Room

14' 4" x 10' (4.37m x 3.05m)
Leaded windows to front aspect with far reaching views.

Kitchen / Breakfast Room

20' 3" x 11' 4" (6.17m x 3.45m)
Leaded windows to front aspect and double doors opening onto terrace. Fitted kitchen with a range of matching wall and base units over areas of oak work surface. Sink unit with tiling to splashbacks. Integral oven with four ring electric hob and hood over. Integral fridge/freezer,

Utility Room

Suite comprising low level WC and wash hand basin. Plumbing for washing machine and tumble drier.

Store Room

Fitted with shelving.

Landing

Windows to rear aspect. Staircase and door leading to:-

Bedroom One

26' 1" x 19' 2" (7.95m x 5.84m)
Southerly aspect. Leaded windows with views over garden and valley. Fitted wardrobes.

Ensuite

Suite comprising low level WC, wash hand basin and shower cubicle.

Bedroom Two

14' 3" x 10' 1" (4.34m x 3.07m)
Windows to front aspect.

Bedroom Three

14' 3" x 9' 9" (4.34m x 2.97m)
Window to front aspect.

Bathroom

Window to rear aspect. Suite comprising low level WC, wash hand basin and bath with shower over. Towel rail and vanity unit.

Second Floor Landing

Access to loft.

Bedroom Four

20' 3" x 15' 10" (6.17m x 4.83m)
Dual aspect. Store Room.

Bedroom Five

14' 1" x 9' 11" (4.29m x 3.02m)
Leaded windows with views over the Stour valley. Door to linen cupboard.

Bathroom

Suite comprising low level WC, wash hand basin and bath with shower over.

Exterior

The property is approached via a sweeping driveway. Visitor parking.

Garage



Power and light connected. Windows to side and rear aspects and double doors to front.



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welcome to

Jane Walker Park, Nayland, Colchester

- Over 2500 sq ft of accommodation
- Garage and parking
- Beautiful landscaped grounds and tennis court

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: G

offers in the region of

£675,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
SUD111441 - 0009

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