



Green Gables

Mill Lane, Birch, Colchester, Essex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A charming family home with equestrian facilities set within a plot of 4.42 acres

An individual 1930's three bedroom home with stables, barn and paddocks ideal for equestrian.



3 RECEPTION ROOMS



3 BEDROOMS



1 BATHROOM



**GARAGE
4 STABLES**



4.42 ACRES



FREEHOLD



RURAL



1,618 SQ FT



**GUIDE PRICE
£695,000**



The property

Built in the 1930's is this detached three bedroom family home positioned on a no through lane with driveway parking to the front, whilst to the back the plot extends to just over 4 acres of post and rail paddocks, combined with equestrian facilities.

Internally, an entrance hall with stairs leading to the first floor gives access to the accommodation. Two evenly proportioned reception rooms both with feature fireplaces are positioned to one side of the hall, whilst to the rear is the galley style kitchen with access to a utility/boot room. The first floor hosts three bedrooms and the family bathroom.

In addition to the main house is the garage which is currently being used as a gymnasium with attached laundry/office space with Wi-Fi connection, which subject to the necessary consents could be used as additional accommodation/annex.

Outside

Hidden away behind the property, the land and equestrian facilities offer a secure and private environment for keeping horses. The excellent outbuildings include a garage/gymnasium building (that could make a useful conversion to additional accommodation/annex stp), a stable block with hardstanding and a purpose-built storage barn/workshop and tack room.

There are approximately 4.4 acres of adjoining post and rail fenced paddock, ideal for equestrian/livestock use.



Location

The property is set in the outskirts of Birch Green on Mill lane in rural/residential setting. The location is generally surrounded by open countryside with wonderful hacking. The property benefits from direct access onto the dedicated East Anglian Farm rides (by annual subscription) across to Layer Marney Tower and Colchester Zoo. Birch Green is currently very fortunate to have an Ofsted rated 'Good' primary school situated in the village. Colchester is about 7 miles away and is home to the two excellent Grammar Schools, CRGS AND CCHS, and a choice of secondary schools and the Sixth Form College. The University of Essex is a popular destination for further education. Nearby Tiptree offers a choice of shops and supermarkets for day to day needs and between the house and Colchester is the expanding Tollgate Shopping Centre at Stanway which offers other outlets and a selection of restaurants.

Abberton Reservoir Nature Reserve is a short drive and the area is criss-crossed with footpaths, both inland and coastal. The area is popular with Ornithologists with various RSPB and Essex Wildlife Trust Reserves in the vicinity, and the latter has its headquarters in nearby Great Wigborough. Mersea Island and Tollesbury offers opportunities for sailing on the River Blackwater. There is good access to the A12 and A120 trunk roads, and a choice of railway stations at Marks Tey and Kelvedon serving London's Liverpool Street Station.



Distances

- Colchester 7 miles
- Chelmsford
- Mark Tey 4 miles
- Stansted Airport 31 miles

Nearby Stations

- Kelvedon Station 6.4 miles
- Marks Tey Staion 4 miles

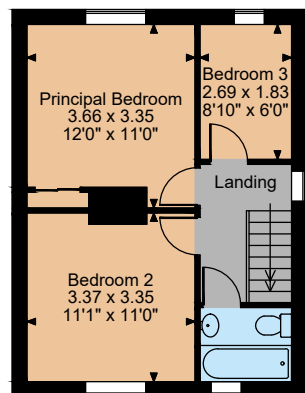
Key Locations

- Abberton Reservoir Nature Reserve
- Mersea Island
- Tollesbury
- Tollgate Shopping Centre

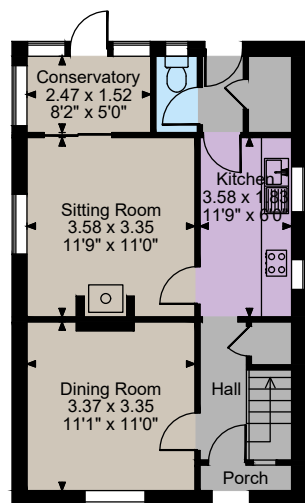
Nearby Schools

- Birch C of E Primary School
- The Stanway Secondary School
- Colchester Royal Grammar School
- Colchester County High School for Girls

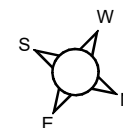
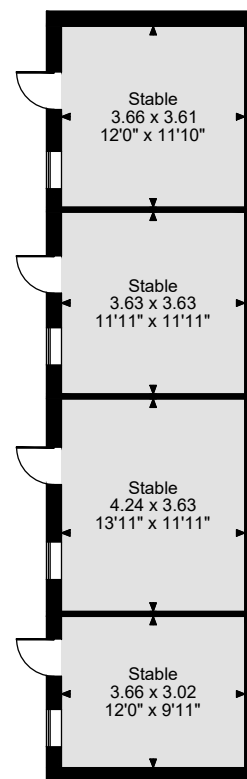
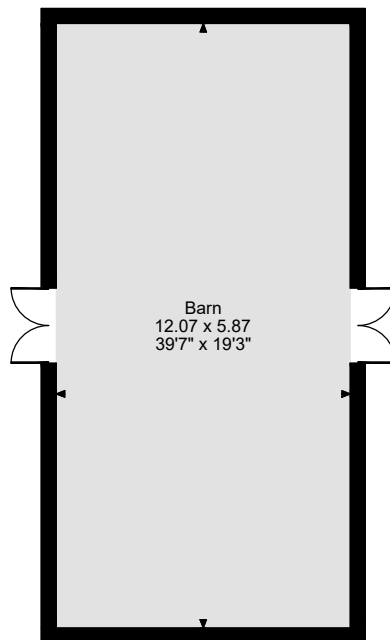
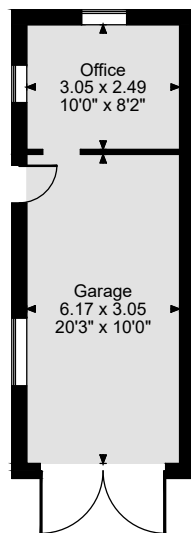




First Floor



Ground Floor



The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

House internal area 1,618 sq ft (150 sq m)
For identification purposes only.

Directions

CO2 0NH

///inventors.fixated.winded

General

Local Authority: Colchester City Council

Services: Mains electricity and water. Mains drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: D

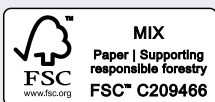
EPC Rating: D

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