



**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" narrowing to 20' 4" x 19' 2" into bay ( 7.95m narrowing to 6.20m 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" narrowing to 11' 1" x 9' 9" ( 4.34m narrowing to 3.38m 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.

### **Agents Note**

We have been advised by the vendor that the property has a service charge of £390 per quarter (£1560 per year).



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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
- Stunning southerly views
- Flexible accommodation including 5 bedrooms

Tenure: Freehold EPC Rating: Exempt

**£600,000**



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Property Ref:  
SUD108512 - 0004

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