



Wonderfully positioned and presented village house

Church House, Church Road, Wormingford, Colchester, CO6 3AZ

Freehold

savills

6 bedrooms • 3 bath/shower rooms (1 en suite) • 3 reception rooms • study & cellar • kitchen/breakfast room & boot room • delightful gardens • paddock, orchard & kitchen garden • about 3.78 acres

Local information

Distances

Colchester 7 miles

Sudbury 9 miles

(All mileages and distances are approximate)

Surrounded by attractive gardens, meadows and farmland, Church House benefits from a wonderful position neighbouring St Andrews Church on the northern edge of the village of Wormingford.

The house and garden lie in a conservation area and the whole property is situated in the Dedham Vale Area of Outstanding Natural Beauty in the gently rolling countryside of the Stour Valley.

The village benefits from a village pub The Crown and a visiting twice weekly Post Office which comes to the Village Hall.

There is also a farm shop very close by at Colletts Farm www.collettsfarm.co.uk

Church House is within easy reach of the Roman town of Colchester, the oldest recorded town in England which offers a much wider range of shopping, educational and recreational facilities.

There are excellent schools close by with Littlegarth at Nayland and Holmwood House at Colchester.

The commuter can take advantage of regular mainline trains to London's Liverpool

Street Station, the journey taking about 50 minutes.

About this property

Church House is Grade II listed being of architectural or historical importance.

Church House is originally believed to date from 1525 with later additions and alterations.

The property is of brick and part timber construction under traditional clay peg tiled roofs. Of particular note is the brick Dutch gable at the front of the property.

The property was fully renovated with further updating of the kitchen and bathrooms in more recent years and offers both modern facilities and original features such as fireplaces, mullion windows, exposed timbers, sash and leaded windows and a well fitted Aga kitchen.

The versatile and spacious accommodation is laid out over three floors with the ground floor comprising a reception hall/sitting room, which has a large fireplace which houses a Jet Master fire.

The hall leads through to a further two reception rooms one of which is a delightful, well proportioned drawing room with high ceiling a full height chimney breast and wood burning stove. The room is very light and bright benefiting from three large stone mullion windows with views out across the gardens and towards the village Church.





The dining room has an open fireplace, panelling and exposed beams. The study is a Victorian addition, accessed off the sitting room/hall, has fitted bookcases as well as a door giving access to the gardens.

The bespoke Aga kitchen has a range of base and wall mounted units with a large island and granite worktop.

The open plan breakfast room is spacious and continues on from the kitchen, providing a perfect family space for everyday living. There is also a cellar and cloakroom on the ground floor.

The main staircase rises to the first floor leading through to the principal bedroom with an en suite shower room and an adjacent dressing room.

There are a further three bedrooms, a family bathroom and a separate WC on this floor.

The second floor has a further two charming attic bedrooms and a good sized third bathroom.

Outside
The property is approached through a wooden gateway across a gravel drive with a wide parking sweep.

There is planning permission for a double garage to be erected.

The front of the property has a walled garden with traditional climbing roses and a gate giving access to the village lane.

A beautiful wisteria runs along the side and front of the property and there is also a fuchsia hedge running to the side of the house.

The established south and east facing gardens are of particular note with numerous delightful areas divided by estate fencing, including a large lawn directly behind the house and a brick terrace.

Well maintained, the gardens benefit from fully stocked beds with a wide selection of plants including different rhododendron varieties, camellias, magnolias, cherries and mature trees including a mulberry, oak, copper beech and blue cedar.

The orchard is well stocked with damson, apple, plum and pear trees and the kitchen garden area has a fruit cage, green house and shed.

The paddock lies along the southern boundary and is post and wire fenced with hedging.

Directions
From Nayland head along the B1087. Cross the A134 and continue along Wiston Road. Bear left onto Bures Road, continuing along until you reach Smallbridge Entry on the left. Continue on, taking the left onto Mill Hill, then turn right onto Church Road. Church House will be found on the left opposite the Church.

Services: Mains water, electricity & drainage. Oil fired central heating.

Tenure
Freehold

Local Authority
Colchester Borough Council - Council Tax Band H

Viewing
All viewings will be accompanied











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Approximate Area = 3954 sq ft / 367 sq m

Limited Use Area(s) = 263 sq ft / 24 sq m

Total = 4217 sq ft / 391 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Savills (UK) Limited. REF: 828051

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