



Peppers Lane | Boxted | CO4 5HL



JOHN ALEXANDER
ESTATE AGENTS

OVERVIEW

FOUR BEDROOM DETACHED HOUSE WITH TWO SEPARATE ANNEXE

GUIDE PRICE £650,000 TO £700,000

Set along a peaceful private no-through lane and surrounded by open farmland, Peppers Lane is a charming four-bedroom semi-detached home offered with no onward chain, complemented by a substantial detached two-bedroom annexe—ideal for multi-generational living or income potential.

The main house features bright, well-proportioned reception rooms, a modern kitchen, four bedrooms including an en suite to the principal room, and attractive established gardens that back onto grazing land.

The annexe provides two fully self-contained units with generous accommodation and private outdoor areas. Extensive parking, a double-width open carport and a tranquil rural setting just minutes from Colchester North station and local village amenities make this a rare and versatile countryside opportunity.



Main House



Main House



Main House



Main House



Main House



Main House



Main House



Main House



Annexe One



STEP INSIDE

The main house is arranged over two floors, beginning with a welcoming entrance hall that flows into a bright, dual-aspect sitting room featuring sliding patio doors to the rear garden and an attractive fireplace with a real-effect LPG flame fire set within a marble-style inset and wood surround, complemented by a dado rail. Adjacent to this is a versatile family/dining room, which connects through double doors to the kitchen—fitted with modern units, space for appliances and a Rangemaster Excel (available separately). A practical utility room provides additional storage, appliance space, the oil-fired boiler and access to the garden via a stable door.

Ground Floor Room Sizes:

- Sitting Room: 17'2" × 13'0" (5.2m × 3.9m)
- Family/Dining Room: 17'5" × 12'0" (5.3m × 3.66m)
- Kitchen: 12'0" × 11'3" (3.6m × 3.6m)
- Utility Room: 9'3" × 6'9" (2.82m × 2.06m)

Stepping onto the first floor, the central landing leads to all four bedrooms and the family bathroom. The layout provides a balanced combination of generous and more compact bedrooms, with the main bedroom enjoying the added benefit of a private en suite.

First Floor Room Sizes:

- Bedroom: 12'0" × 8'6" (3.6m × 2.6m)
- Family Bathroom: 8'6" × 8'5" (2.6m × 2.5m)
- Bedroom: 13'0" × 9'0" (3.9m × 2.7m)
- Bedroom: 13'0" × 7'8" (3.9m × 2.3m)
- Main Bedroom: 12'1" × 11'9" (3.6m × 3.6m)
- En Suite: 9'1" × 5'1" (2.7m × 1.5m)

The detached annexe, totalling approximately 1,190 sq ft (111 sq m), is currently arranged as two fully self-contained holiday let/Airbnb units, providing excellent income potential or flexible multigenerational accommodation. The first unit comprises an open-plan sitting room/kitchen, a double bedroom and a bathroom, while the second unit offers a spacious sitting room, separate kitchen and a double bedroom with en suite.

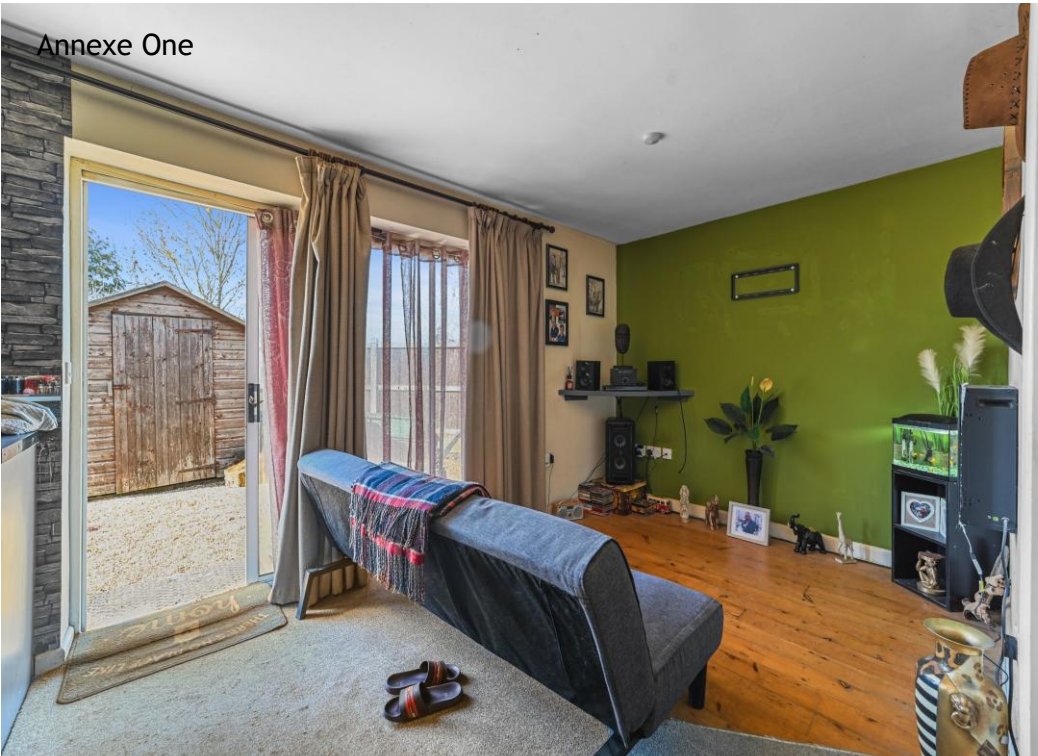
Annexe Unit 1:

- Sitting Room/Kitchen: 16'2" × 11'4" (4.9m × 3.4m)
- Bedroom: 10'6" × 9'4" (3.2m × 2.8m)
- Bathroom: 7'8" × 6'0" (2.3m × 1.8m)

Annexe Unit 2:

- Sitting Room: 13'8" × 11'9" (4.2m × 3.6m)
- Kitchen: 13'0" × 7'8" (3.9m × 2.3m)
- Bedroom: 13'1" × 11'6" (3.9m × 3.5m)
- En Suite: 9'1" × 5'1" (2.7m × 1.5m)

Annexe One





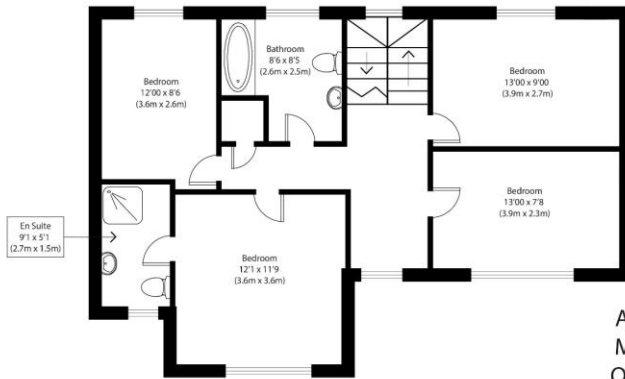
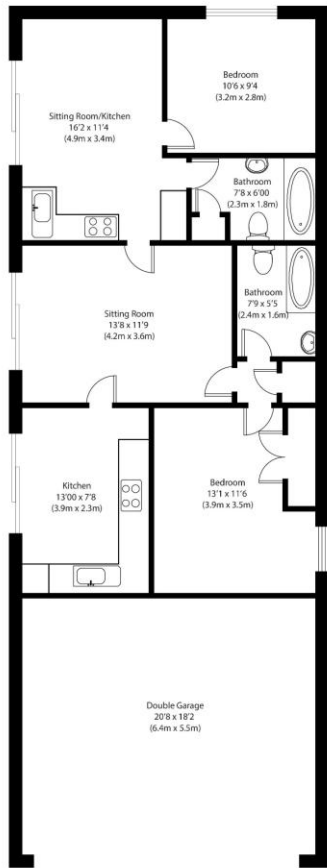
STEP OUTSIDE

Attractive, well-established gardens and an extensive driveway form a welcoming approach to the property, with the house set well back from its peaceful no through lane.

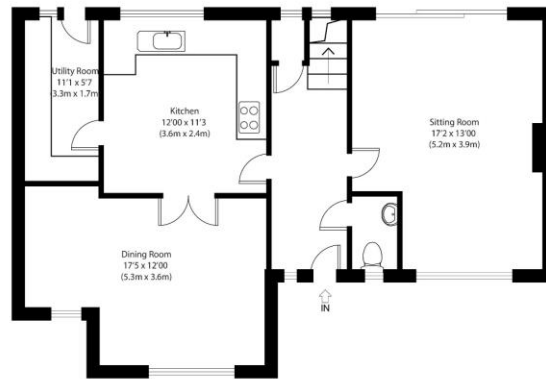
The frontage provides generous parking, with scope to create an additional hard standing if desired, and includes a detached, double width, open fronted garage. Gated access leads to the rear of the house, with a separate gate serving the annex, where a private gravelled terrace and a useful storage shed enhance its self-contained appeal. The remaining grounds feature a further terrace area along with a dedicated base for a hot tub (hot tub available by separate negotiation). Beyond this, the gardens transition into open grassland interspersed with mature trees, backing directly onto the neighbouring paddock.

The Location

The property is positioned along an unmade, private no through lane off Straight Road in Boxted, directly opposite Langham Road and surrounded by semi-rural equestrian and agricultural land. This desirable location sits just 3.1 miles north of Colchester (North) mainline station, offering a direct 50-minute service to London Liverpool Street, and provides convenient access to Colchester's full range of amenities, including respected private and grammar schools, following its recent city status. The A12 is also within easy reach.



First Floor



Ground Floor

Approximate Gross Internal Area
 Main House 1500 sq ft (139 sq m)
 Outbuilding 1190 sq ft (111 sq m)
 Total 2690 sq ft (250 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not audit the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright © www.cdnplanning.co.uk



John Alexander Tiptree
 Tel: +44 01621 814334
 info@john-alexander.co.uk
 1 Church Road, Tiptree, Colchester, Essex, CO5 0LG

