

THE MODERN HOUSE



*Colchester, Essex
Sold*

St John's Green

This expansive three-bedroom Victorian hall conversion is situated in the peaceful area of St John's Green, minutes from the centre of historic Colchester. The house was built by Charles E. Butcher in 1903 as a parish hall and was converted to a private dwelling in 2009.

Extending to an impressive 1,409 sq. ft, the conversion has created bright, spacious accommodation configured across a single storey. A long hallway bisects the plan, before opening out to a spacious kitchen, living and dining area at the rear, with segmental arched windows which stretch up towards the hall's pitched roof. These spaces have a impressive sense of scale, while retaining intimacy and warmth, care of an Italian Castelmonte wood-burning stove and underfloor heating, and sixteen solar panels on the hall's roof.

Glazed doors open out at the rear of the house onto a secluded courtyard garden.

THE MODERN HOUSE



St John's Green

A master bedroom with en-suite and adjoining dressing room are positioned towards the front of the house. There is also a guest bedroom, study and family bathroom.

St John's Green is a peaceful neighbourhood a short walk from the centre of historic Colchester. As the former capital of Roman Britain, Colchester is steeped in history, including the beautiful ruins of Colchester Castle, the Roman Theatre and St Botolph's Priory. The town has an excellent range of galleries, cafes, boutiques and restaurants, including the Firstsite gallery, The Minories and Hollytrees Museum.

St John's Green is ideally positioned for the green spaces of Abbey fields and Lewis Gardens. The green itself is home to St John's Abbey gate, a pinnacled 15th Century gatehouse, elaborately decorated in East Anglian 'flushwork'.

Colchester Town train station is within ten minutes' walk. Trains run to London Liverpool Street and Stratford in approximately an hour and a half.



*South-East England
Sold*

THE MODERN HOUSE



About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.