

AUCOOT



ADDRESS

St John's Road, Wivenhoe, Colchester, C07

PRICE

£850,000

DESIGNER

Paul Archer Design

INFORMATION

Set within the historic waterside village of Wivenhoe, this remarkable house designed by acclaimed architects Paul Archer Design is a sensitive response to the area's rich maritime heritage. Completed in 2023 and positioned within the Lower Wivenhoe Conservation Area, the house draws inspiration from the boat-building sheds that once lined the estuary, reinterpreting their forms and materiality through a distinctly contemporary lens. Lead architect on the project, Emil Neumann noted how the intentioned was to "pick up the geometry and material, and translate the typology into the 21st century. Designing a building that internally and externally reflects the history of its surroundings."

Clad in dark Siberian Larch beneath a pair of striking pitched zinc roofs, the house is arranged as two interconnected volumes set around a lush patio garden. Its silhouette feels both familiar and unexpected: a modern addition that sits comfortably within the historic fabric of the town.

Internally, an abundance of natural light enters the house through its eleven roof lights and expansive triple glazed sliding doors. The pared-back interior scheme, with decorative pine panels and polished concrete floor, feels both warm and spacious.

Renewable energy generation is provided by an air-source heat pump which supplies the wet underfloor heating system and hot water. A mechanical ventilation heat recovery system provides fresh filtered air.

The relationship between house and garden is central to the design. Large areas of glazing frame views of silver birch, mimosa trees and sky. Every aspect has been carefully considered, resulting in a house that feels contemporary and deeply connected to its surroundings. Shortlisted for both Architectural Journal and British Homes awards upon completion in 2024, the house was featured in Grand Designs magazine, Elle Decoration Italia, and the Sunday Times.

Despite its tranquil setting, the house is exceptionally well connected. Wivenhoe Station is approximately five minutes' walk away, providing direct services to London Liverpool Street in around an hour, making it possible to move between city and coast with remarkable ease.



EPC

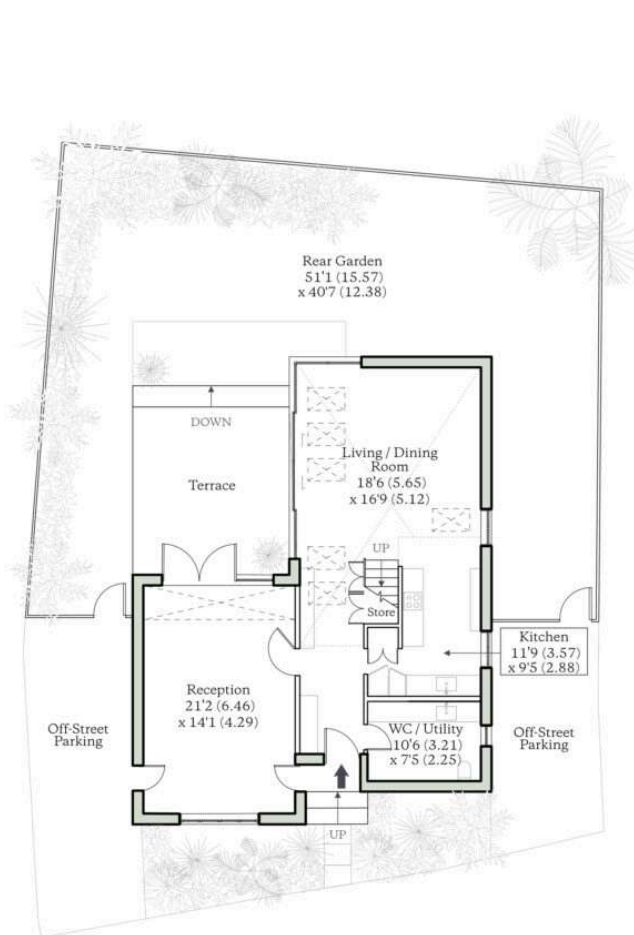
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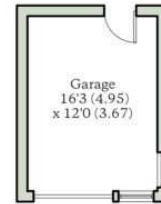
ST. JOHN'S ROAD, WIVENHOE, CO7

Approx. Internal Area = 1485 sq ft / 138 sq m
Approx. Garage Area = 196 sq ft / 18.2 sq m
Total Area = 1681 sq ft / 156.2 sq m
Approx. Rear Garden Area = 1630 sq ft / 151.4 sq m

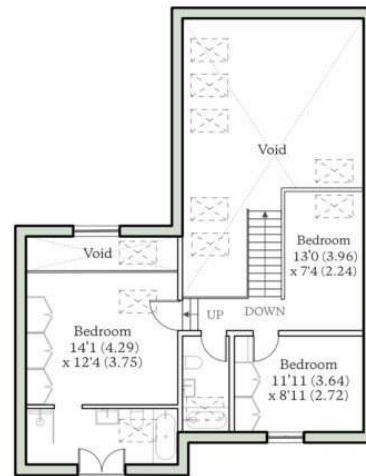
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GROUND FLOOR



GARAGE



FIRST FLOOR

AUCOOT
RICS Property Measurements Standard