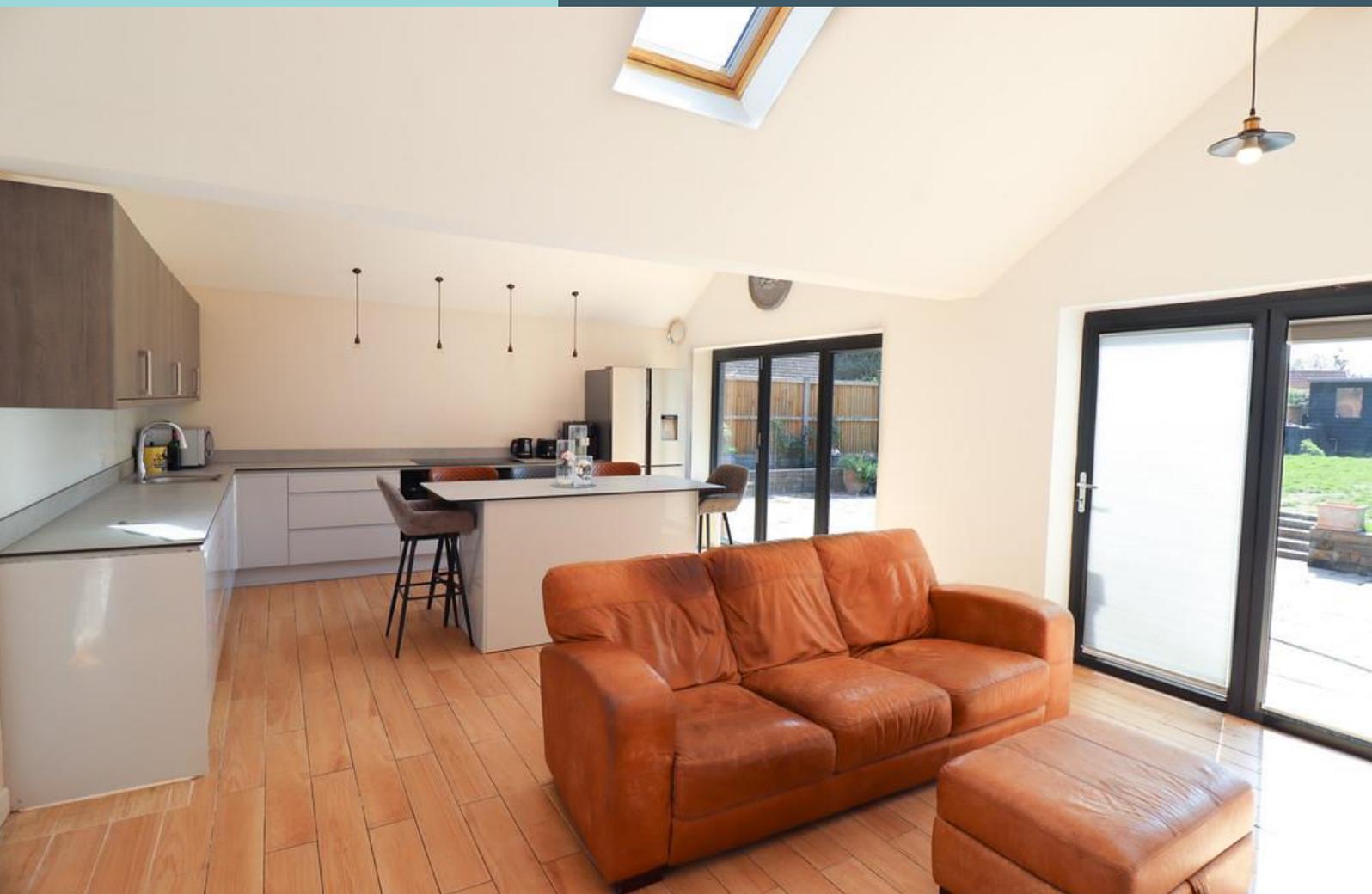




Grier & Partners



ROSEMARY COTTAGE, UPPER STREET, STRATFORD ST.
MARY, COLCHESTER, CO7 6JN
ASKING PRICE OF £385,000





INTRODUCTION

Rosemary Cottage has undergone a programme of extension and renovation and now offers a very attractive single storey village home with substantial extension to the rear incorporating the open-plan, contemporary kitchen/living/dining room with two sets of bi-fold doors to the rear garden. The property benefits from a south-facing garden with a substantial patio area and recently installed insulated and double glazed outbuilding currently utilised as an office.



STRATFORD ST MARY

is situated mid-way between the major towns of Colchester and Ipswich with an excellent range of shopping and transport facilities. Main line railway stations in Colchester/Manningtree provide an extensive service of Liverpool Street, regional airport of Stanstead within one hour's drive. The village has its own post office stores, petrol station, public houses and only a short walk to Hall Farm Shop and Restaurant. Situated in the heart of the Dedham Vale there are many delightful walks from the village into the surrounding countryside. Local facilities include the primary and pre-school education, Parish Church and many local groups and organisations. Catchment area for East Bergholt High School, independent schools in Colchester and Ipswich.



DIRECTIONS

From the A12 heading South, take the Dedham/Stratford St Mary junction and turn right towards the village, passing Hall Farm Shop on the left and under the A12. After around half a mile the property can be found on the left hand side. There is ample street parking outside the property.



SERVICES

We understand that all mains services are connected to the property.

Local Authority - Babergh District Council - tel:

03001234000

Council Tax Band - C

EPC Rating - C

NOTE

There is a rarely used Right of Access from the adjacent garden for removal of garden waste.



HALLWAY

Front door into hallway with cupboard housing combi gas boiler, radiator, wooden floor.



OPEN PLAN KITCHEN/DINING/LIVING ROOM

A STUNNING timber clad extension provides a spacious open plan "live-in" area with underfloor heating, vaulted ceiling, two sets of Bi-fold doors to the south-facing garden and porcelain flooring.

Kitchen Area - (approx 15'1" x 11'8") benefiting from a contemporary range of base and wall units with work surfaces over, Zanussi twin oven, ceramic hob, integrated washing machine and dishwasher, stainless steel sink unit and mixer tap, central island unit having cupboards under and space for seating, Bi-fold doors to garden.

Living Area - (approx 15'1" x 12'4") with Hue light switch, vaulted ceiling and bi-fold doors to garden.

BEDROOM ONE WITH DRESSING AREA

13' 6" x 8' 2" (4.11m x 2.49m) Patio doors to south-facing rear garden, walk-in DRESSING AREA with shelving, drawers and hanging rails, loft hatch.

EN SUITE SHOWER ROOM

6' 5" x 5' 7" (1.96m x 1.7m) Recently installed offering shower cubicle, low level w.c., vanity unit with inset sink, storage cupboard and ladder towel rail, loft hatch.



BEDROOM TWO

10' 11" x 9' 2" (3.33m x 2.79m) Window to the front, loft hatch, high level cupboard housing consumer unit.

BEDROOM THREE

10' 6" x 9' 8" (3.2m x 2.95m) Window to front, radiator.

BEDROOM FOUR

10' 10" x 10' 8" (3.3m x 3.25m) Window to front, radiator, loft hatch.

BATHROOM

10' 3" x 8' 9" (3.12m x 2.67m) Window to front, radiator, contemporary white suite comprising stand-alone bath, low level w.c, vanity unit with inset sink, large walk-in shower enclosure, recessed lighting, loft hatch, tiled floor.





OUTSIDE

Rosemary Cottage is approached along a side path to the part glazed front door. A paved pathway leads through a gate to the south-facing rear garden where the path joins a substantial patio spanning the back of the property and around to the patio door in Bedroom One.

Steps lead up to the lawned area which is retained by a low brick wall. A shingle pathway leads along the side of the garden to the OUTBUILDING (approx 17'2" x 7'") which is insulated and has double glazing.



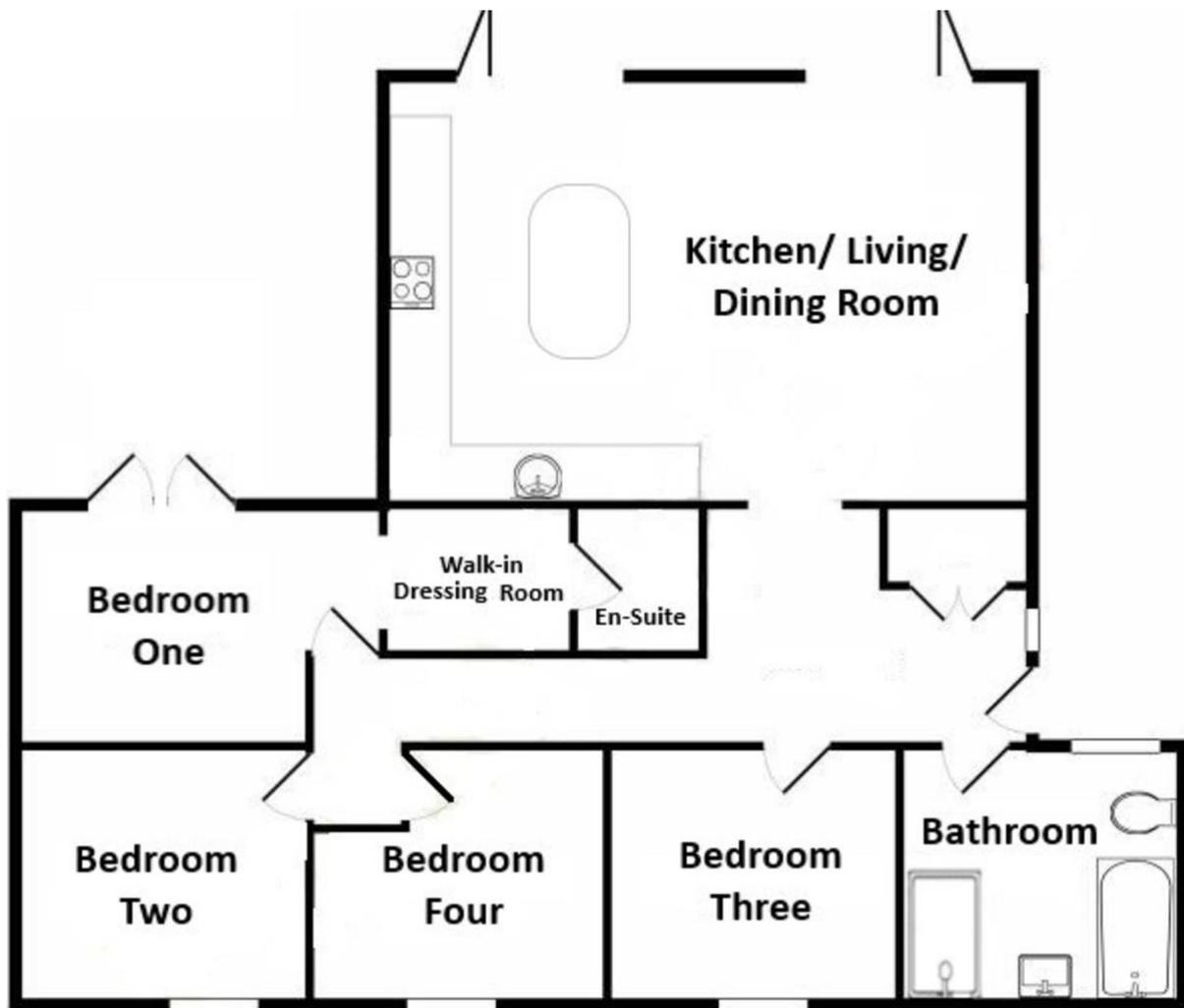
AGENTS NOTE

As vendor's agents we are unable to give any guarantee as to the condition of any appliance included (where mentioned) in the property. The photographs are provided to show the internal and external appearance of the building and in no way should a buyer assume that any contents are to be included either inside or out.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		