





Poynings
Upper Street
Stratford St. Mary
CO7 6LW

Poynings is a delightful four bedroom Grade II listed cottage on a plot of approximately quarter of an acre.

The property is located in this sought after village in the heart of Constable Country and has been well maintained by the current owners. The superbly presented accommodation has a wealth of period features including exposed brickwork and timbers together with a contemporary kitchen/family room.

- Grade II listed
- Wealth of period features
- Plot in the region of 1/4 of an acre
- Stylish kitchen/family room
- Two reception rooms
- Four bedrooms
- Off road parking and detached garage

On entering the property the lobby has a leaded light window to the front and gives access to the contemporary ground floor shower room with double shower cubicle, vanity sink unit, WC and underfloor heating.

The lounge has a wealth of exposed beams and stud work, a feature inglenook fireplace with inset cast iron stove, stairs to the first floor and a window to the front. An inner hallway has a large walk in cloaks cupboard and leads to the cosy sitting room with exposed brick chimney breast with open fireplace, coffin drop, leaded light windows to the front and side, a wealth of exposed beams and an under-stairs cupboard.

The inner hall also gives access to the ground floor bedroom and the utility room which has fitted worksurfaces with inset sink, plumbing for a washing machine and tumble dryer, tiled flooring and houses the oil fired central heating boiler.

The spacious kitchen/family room is located to the rear of the property and has a part vaulted ceiling, it is fitted with granite style worksurfaces with a central island, inset butler sink, bespoke dresser unit, integrated twin fridges, a range style oven with extractor over, integrated dishwasher and double doors and window overlooking the rear garden.

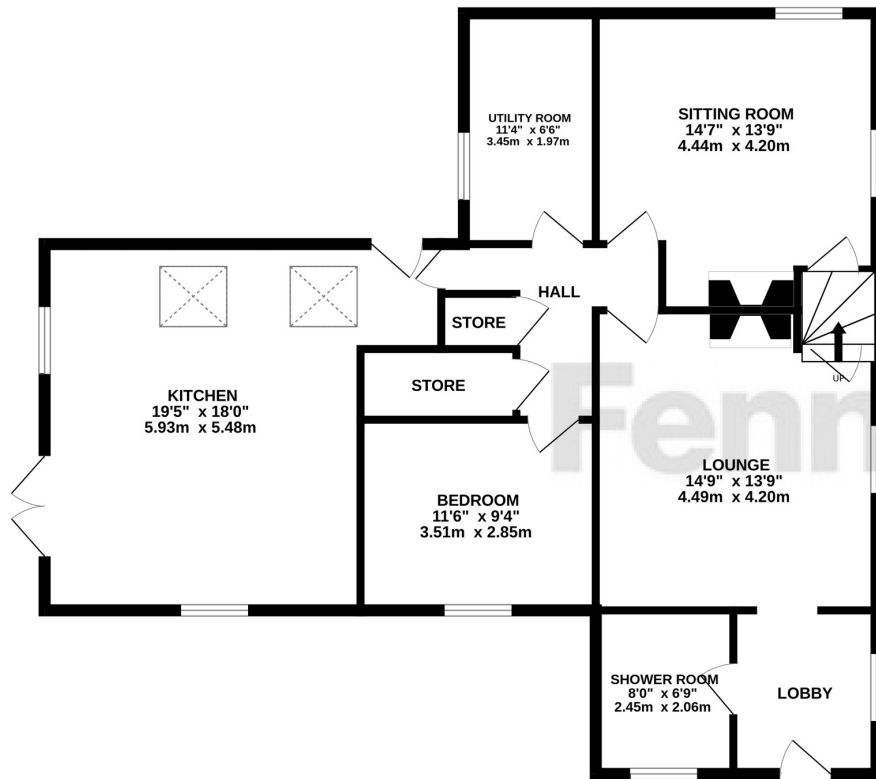
On the first floor there is a large landing with fitted wardrobes and could potentially be used as an office. The impressive master bedroom suite is located to the rear and features a free standing bath, walk in double shower cubicle and vanity sink. There are two dormer windows with built-in eaves storage and a window overlooking the rear garden. Bedroom two has a window to the front and exposed beams with bedroom three having a window to the side. There is also a first floor cloakroom comprising WC and hand basin.



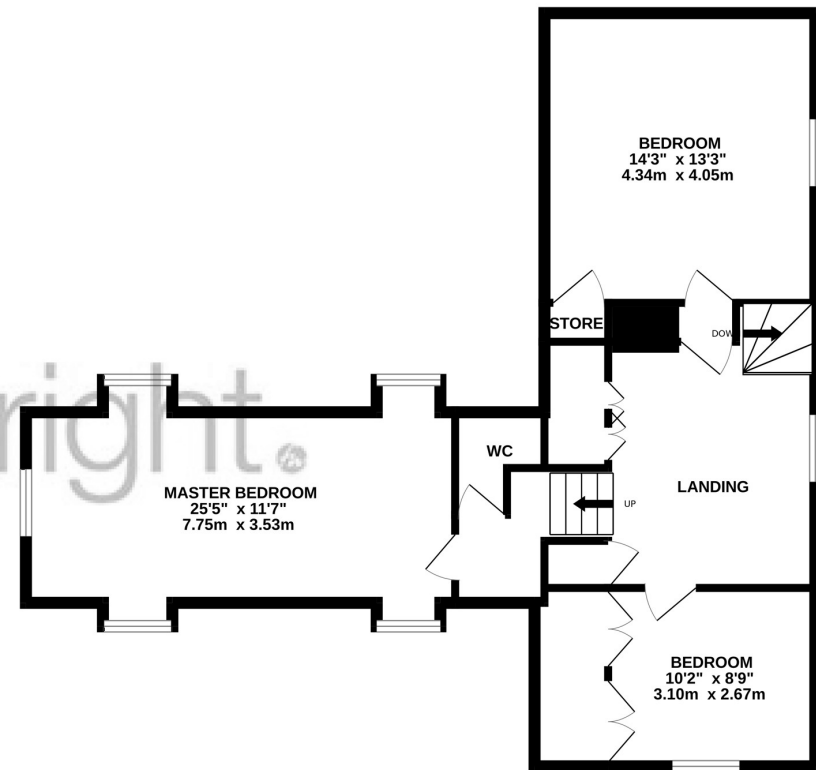




GROUND FLOOR
1059 sq.ft. (98.4 sq.m.) approx.



1ST FLOOR
743 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA : 1803 sq.ft. (167.5 sq.m.) approx.

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Outside

The property sits to the front of its plot which measures in the region of a quarter of an acre. A shingle driveway to the side of the property provides parking for several vehicles and also gives access to the detached double garage with twin up and over doors measuring 18' by 18' with eaves storage and power and light connected.

The attractive garden to the rear is formally laid to lawn with patio seating areas adjacent to the rear of the property and a wonderful raised decked area perfect for afternoon entertaining. There are two workshops to the rear being nicely screened from the garden and a gated pedestrian access leads to the front which is suitable for pedestrians and vehicles as fence panels are removable.

Location

Poynings is situated in this delightful village setting surrounded by wonderful countryside with the River Stour close by. The A12 can be easily accessed north to Ipswich and London bound for the M25. Colchester city centre is a short drive away and provides a wide range of shopping facilities, bars and restaurants. The nearby stations at Colchester and Manningtree provides services to London Liverpool Street, Ipswich and Norwich.

Directions

Please use the postcode CO7 6LW, as the point of origin.

Important Information

Council Tax Band - F

Services - We understand that mains water, drainage and electricity are connected to the property. Oil fired central heating and there is an alarm fitted.

Tenure - Freehold

EPC exempt

Our ref - PRC





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