



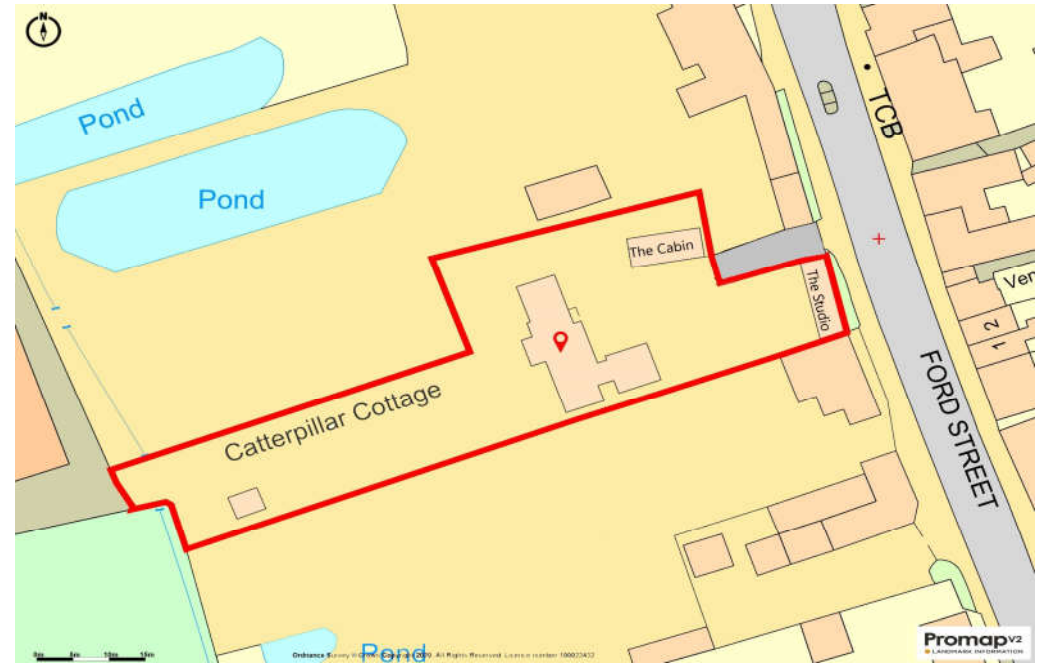
CATERPILLAR COTTAGE, FORD STREET,

ALDHAM, COLCHESTER, ESSEX CO6 3PH

NP NICHOLAS
PERCIVAL

Set back from the road, and on an enviable plot size approaching 0.5 acres, the recently renovated and modernised Caterpillar Cottage offers nearly 2,000 square feet of accommodation with three double bedrooms (all of which are en-suite), an impressive sitting room with vaulted ceiling, a kitchen / dining room, utility room and study. Accompanying the main residence, there are two separate self-contained one-bedroom holiday homes (again recently fully updated and modernised) that provide the present owners with an additional income stream. The property is set behind a shared, electronic gated entrance with intercom entry system. The driveway provides ample parking for several vehicles in addition to the double garage.

Enclosed Rear Garden | LPG Gas Heating | Underfloor Heating Throughout Caterpillar Cottage (with the exception of the en-suites) | EPC D | Tenure Freehold | Council Tax Band F



Caterpillar Cottage

Having been fully renovated and modernised by the present owners the main residence is approached via a storm porch that opens to an entrance hallway providing access to the impressive dual aspect sitting room with vaulted ceiling and exposed beams. The centre piece of the room is the attractive fireplace complete with log burner, there are French doors to the patio and rear garden beyond. The contemporary fitted kitchen / dining room includes a range of integrated appliances including both a full height fridge and freezer, dishwasher, oven and grill, wine chiller and hob (with built in extractor) which is set within the kitchen island. The island and worktop

(with butler sink) are finished in an attractive quartz, that provides both workspace and a breakfast bar for informal dining, there is also a 'waterfall' style table at the end of island. Ample storage is provided by a good array of cupboards and drawers in addition to the pantry. Underfloor heating runs throughout the property (the exceptions being the en-suites where heated towel rails are provided) and an electronic fire provides additional comfort. A door at the rear of the kitchen / dining room provides direct access to the garden. The utility room provides additional workspace and storage as well as space and plumbing for both a washing machine and tumble dryer all set within an oak block work

top. The study provides a useful space for those that work from home and offers both built in storage cupboards and workstation. The main bedroom (located on the ground floor) with two built in wardrobes is dual aspect with French doors to the patio. The accompanying en-suite shower room is comprised of a double shower with both rainfall showerhead and shower mixer hose, a handbasin set within a vanity unit toilet and heated towel rail. The cloakroom completes the ground floor. Ascending the stairs to the first floor, the large area of the landing has been fully maximised and provides a gaming area for children as well as two study areas. Both the bedrooms are well proportioned

doubles, the largest of which is dual aspect, with two built in wardrobes. The accompanying en-suite mirrors the configuration of the master bedroom en-suite. The bathroom to the third bedroom is a four-piece with the added extra of a bath (with shower mixer hose).

The Cabin & The Studio Holiday Lets

Fully modernised and refurbished both the Cabin and the Studio are self-contained one bedroom holiday accommodation providing an additional source of income to the present owners. Both units offer a kitchen, sitting room, double bedroom and bath room. The kitchen in both holiday lets feature a freestanding cooker with accompanying



The Cabin Holiday Let



The Studio Holiday Let

extractor hood, free standing fridge/freezer and free-standing washing machine. The bathroom to the Cabin is comprised of a bath, a shower with rainfall head and shower mixer attachment, handbasin set within a vanity unit, toilet, and heated towel rail. The shower room to the Studio is similarly appointed, excluding the bath.

Outside

The property is approached via an electronically operated gate (with intercom system) which also provides access to the neighbouring property. There is ample off-road parking for several vehicles and the parking area benefits from illuminated light bollards. The double garage provides

additional parking space, houses the gas boiler and there is a personnel door to Caterpillar Cottage itself. Both The Cabin and The Studio have enclosed courtyard style gardens set behind six-foot fencing.

The rear garden to Caterpillar Cottages is gated to both sides of the property and is mainly laid to lawn, with a collection of mature trees and shrubs. Adjacent to the house is a large patio that spans the full width from the main bedroom to the sitting room. The area of the patio closest to the sitting room also features a pergola and water feature.

To the rear of the garden there is timber garden shed and brick built shed.

The total plot size approaches 0.5 acres.

Situation

Caterpillar Cottage is located in the popular village of Aldham to the West of Colchester.

The local primary school was rated as 'Outstanding' in the latest Ofsted report. Marks Tey mainline railway station is a short drive away providing access to London Liverpool Street in around 50 minutes.

The nearby city of Colchester has all the leisure, recreational and entertainment attractions expected of a major regional centre. Inter-city train connections to London, Ipswich and Norwich are available. Colchester also provides a range of highly sought-after secondary schooling options, both state and private establishments.

Agents Notes

The central heating system to Caterpillar Cottage is fed by an underground LPG tank.

The Cabin is heated via LPG from a surface level tank and takes its water supply from the main residence. The studio has an electric heating system (power is supplied via The Cabin) and its own independent water supply.

The vendors inform us that the revenue from the holiday accommodation provides a significant additional income stream based on the projected figures for the financial year 2022 / 2023. Further information is available upon request.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Colchester Borough Council, Tel 01206 282 222. **COUNCIL TAX:** Band F. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

NP NICHOLAS PERCIVAL

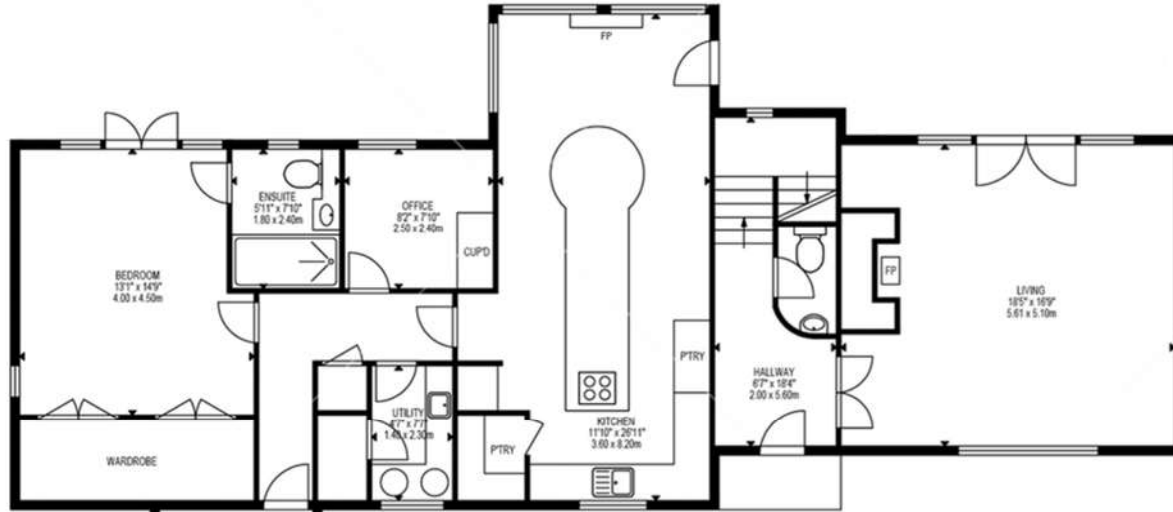
NICHOLAS PERCIVAL are proud to be members of;





Caterpillar Cottage, Aldham CO6
 Internal area: 1963 sq.ft / 182 sq.mt
 Excluded areas: Garage 404 sq.ft / 38 sq.mt
 The Cabin: 355 sq.ft / 33 sq.mt
 The Studio: 380 sq.ft / 35 sq.mt

Illustration for identification purposes only. Measurements are approximate and not to scale www.photerior.co.uk



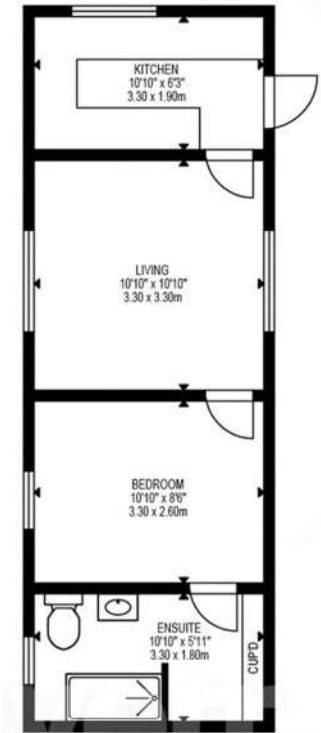
Ground Floor



First Floor



The Studio



The Cabin

Nicholas Percival
 Beacon End Farmhouse, London Road,
 Stanway, Colchester, Essex. CO3 0NQ
 T: 01206 563 222 E: sales@nicholaspercival.co.uk
www.nicholaspercival.co.uk

Take a virtual tour of the property.
 Scan the QR Code with your smart
 phone or tablet and enjoy a completely
 immersive and interactive experience.



Want an instant online
 valuation of your property?

Simply scan the QR Code to
 the right.



**NP NICHOLAS
 PERCIVAL**

Chartered Surveyors, Estate Agents &
 Commercial Property