



Chase End Cottage

Colne Engaine, Colchester, Essex

Guide £695,000

DAVID
BURR



Chase End Cottage, Colne Engaine, Colchester, Essex, CO6 2QJ

Chase End Cottage is a delightful detached property enjoying a superb location on the periphery of this popular hamlet with wonderful views over open fields. The current owners have completely refurbished the property and it now provides stunning family accommodation arranged over two floors.

An attractive solid oak door flanked by leaded glazed panels leads to the attractive lobby which has windows to either side, beyond which are glazed and panel oak doors leading to the inviting reception hall. This has a tiled floor, ceiling cornices and a ledge and board door leading to a large understairs storage cupboard. A pair of French doors made of solid oak and glazed panels accesses the principal reception room. The sitting room is very appealing and has an attractive fireplace with carved stone surround, a 'Clearview' wood burner on a granite hearth, and French doors accessing the garden room, and a further door accessing the dining room/third bedroom. The garden room provides a spacious informal entertaining area, and has a vaulted ceiling and bi-fold doors accessing a south facing terrace, and also benefits from underfloor heating. The dining room is situated to the rear, and has views over the garden, a vaulted ceiling and a dual aspect. It is also adjacent to the shower room making an ideal third bedroom.

The kitchen breakfast rooms runs the entire depth of the house and has a dual aspect overlooking the front and rear gardens, and forms the heart of the house with a range of bespoke 'Knights Country kitchen' units with granite work surfaces and panel doors with turned oak handles. The focal point is a four oven electric AGA which is set within an attractive bespoke recess with an oak shelf. There is a large breakfast bar with curved edging, beyond which is a seating area and French doors overlooking the rear garden and accessing the rear deck terrace. Beyond the kitchen is a practical rear lobby/boot room which has a stable door leading to the rear deck terrace. A solid oak ledge and board door leads to a practical utility, room which has a tiled floor and is extensively fitted with bespoke 'Knights Country Kitchen' units and hard wood work surfaces, plumbing for a washing machine, space for a tumble dryer and a Belfast sink. Light is provided by two recessed Velux windows. The remainder of the ground floor comprises a fully tiled shower/cloak room which has travertine flooring and travertine tiles to the walls, a vanity unit with basin above, large walk-in shower cubicle and WC.

The stairs from the rear hall access the first floor which has a spacious landing with a storage cupboard and window to the front elevation taking advantage of the far-reaching views. The principal bedroom has a dual aspect overlooking the front and rear gardens and is fitted with a bespoke range of wardrobes, dressing table with draws beneath and an oak surface to the rear elevation with further storage cupboards. The second bedroom has views to the front elevation, a part vaulted ceiling and a further range of bespoke wardrobes, and an eaves storage cupboard to the rear. These two bedrooms are served by a lavishly appointed family bathroom which has a free-standing roll top claw foot bath, matching pedestal basin and WC and travertine tiling to the walls and floor, and a large Velux roof light to the rear elevation.

Outside

The property is approached by two 5 bar gates which lead to a large gravel carriage drive providing extensive parking. To the front of the property is an attractive post and rail fence, behind which is a border containing a variety of rose to provide year-round colour. There is a large expanse of lawn to the southerly side of the front drive beyond which is a mature hedge, and immediately to the front of the house are large paved areas flanked by well stocked herbaceous borders. Rear access is afforded on both sides of the property to the garden, which benefits from a south westerly aspect enabling it to take advantage of the afternoon and evening sun. Immediately to the side of the house in an extensive deck entertaining terrace providing a sun trap, beyond which is an established herbaceous border boasting a variety of perennials and shrubs which provide year-round colour and interest. Beyond this is an ornamental kidney shaped pond and to the southerly side is a detached office building with French doors, power and light, and a wood burning stove. It provides ideal studio or home office space. There are large expanses of lawn and to the rear two garden sheds, and a variety of specimen trees to include cherry, silver birch and a gold elm.

In all about 0.55 of an acre (sts).

The immaculately presented accommodation comprises:

Immaculately presented family home	Sought after rural location
Bespoke 'Knights Country Kitchen'	Impressive garden room
Three bedrooms	Field views
Double garage	Attractive wrap around garden
Two lavishly appointed bath/shower rooms	Extensive parking

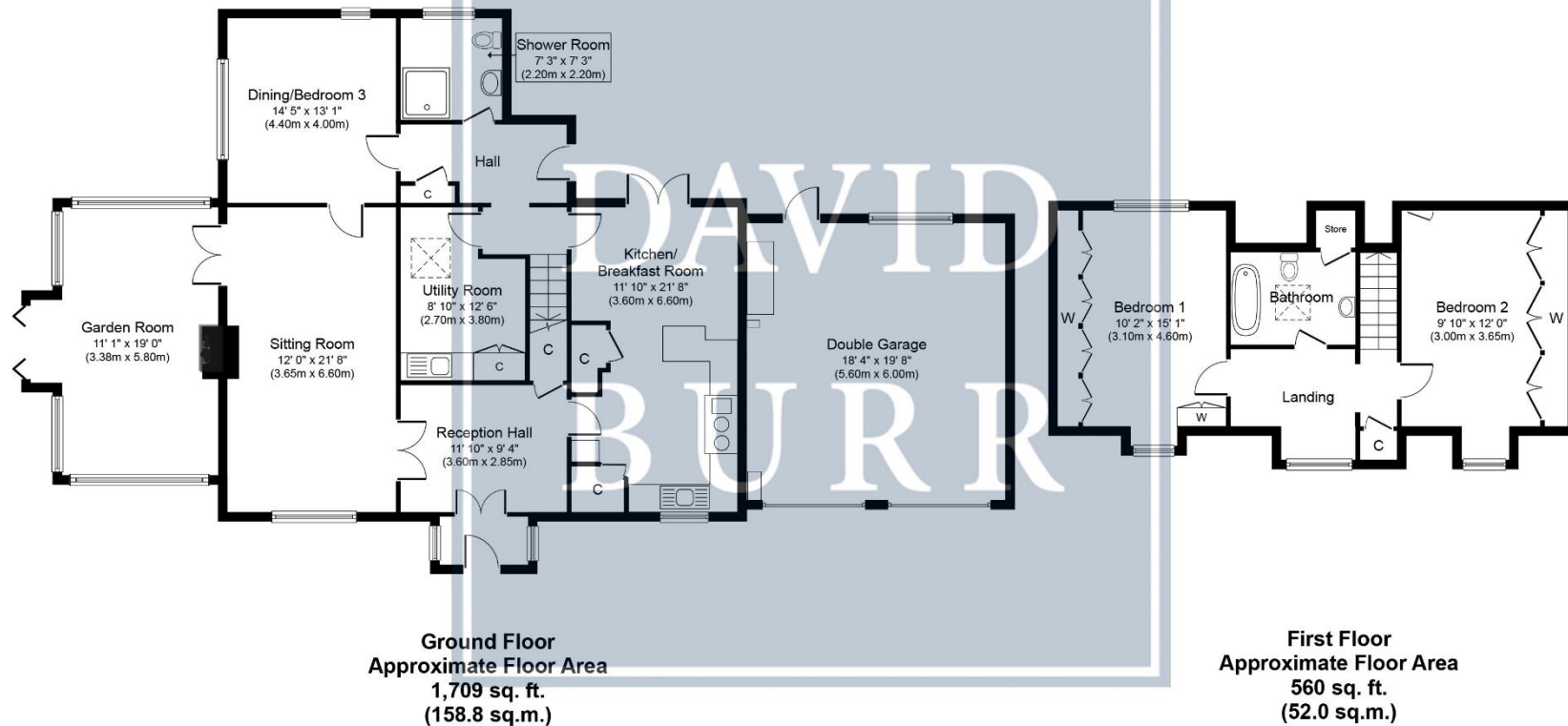
Location

Colne Engaine is a well-served and highly sought-after North Essex village with a public house, football club, primary school and village shop. The village of Coggeshall is 6 miles and the larger towns of Halstead and Braintree both having extensive facilities including a mainline to the latter.

Access

Halstead 3 miles	Marks Tey – Liverpool St 70 mins
Colchester 10 miles	Stansted approx. 30 mins
Braintree 10 miles	M25 J27 approx. 50 min





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Additional information

Services: Main water, electricity and private drainage (Klargester).

Oil fired heating to radiators. EPC rating: E. Council tax band: F.

Broadband speed: up to 1000 Mbps (Ofcom). Tenure: Freehold

Mobile coverage: EE, Three, O2 and Vodafone (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr.

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