



OLD WHALEBONE COTTAGE, DEDHAM ROAD,

LANGHAM, COLCHESTER, ESSEX, CO4 5PX

**NP** NICHOLAS  
PERCIVAL

Old Whalebone Cottage is a Grade II Listed thatched semi-detached property, the earliest part of which is believed to date back to the 1500's. Located on the edge of the Dedham Vale, an Area of Outstanding Natural Beauty, the property has been sympathetically extended by the present owners and offers three double bedrooms, (master with en-suite) family shower room, three reception rooms, ample off-road parking, and a beautifully planted and landscaped, rear garden.

Oil Fired Central Heating | Private Drainage Shared with Neighbouring Properties | Council Tax Band D | Freehold



## Property

Old Whalebone Cottage offers the new owners a wealth of period and characterful features including numerous exposed timbers. A storm porch welcomes you to the home providing access to the hallway, which is common with the garden room benefits from exposed Oak floorboards. The garden room itself is triple aspect with two sets of French doors allowing access to the garden and patio. A staircase from the garden room leads to the dual aspect master bedroom, and the accompanying en-suite features a free-standing bath with shower mixer attachment, toilet and handbasin as well as a storage alcove for clothes. Further reception rooms

include the dual aspect sitting room with a feature stove (served by bottled gas) and exposed Oak floorboards, the dining room is also dual aspect with feature gas fire (served by bottled gas) and stone flooring.

The kitchen features ESSE oil-fired range cooker, that also powers the central heating system. There is also space for an additional electric range style cooker with accompanying extractor hood (re-circulating system), integrated SMEG dishwasher and space for a fridge freezer. A butler sink is set within an attractive Oak block worksurface. Located off the hallway is a family shower room, comprised of a shower cubicle, toilet and handbasin. The utility room completes the

ground floor accommodation and has space and plumbing for both a washing machine and tumble dryer.

Ascending the second staircase, one can access the remaining two bedrooms, both are doubles, and both with wardrobes built into the eaves.

## Outside

To the front there is off-road parking for at least two vehicles on the driveway with gated access to the landscaped southerly facing rear garden.

Adjacent to the house is a patio area, providing a lovely space to relax and enjoy the very well planted and maintained garden, that features

a range of mature borders, shrubs and extensive lawn. The oil tank is neatly screened from view to the side of the property and at the rear of the garden is an 'L' shaped workshop with power and lighting supplied. There is also a brick-built storage shed and adjoining 'gardeners' toilet' with handbasin.

## Situation

The property is located in the village to the north of Colchester (on the edge of the Dedham Vale AONB) and is ideally positioned for easy access to the A12. The local primary school was rated as 'Good' at the last Ofsted report. The city of Colchester provides a wide range of shopping, recreational and leisure



facilities as well as a range of highly regarded secondary school options, and the mainline railway station serves London Liverpool Street in around an hour.

### Agents Notes

Our particulars are produced in good faith but can only be used as a guide to the property.

If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property.

Any measurements quoted are for guidance only.

No services, utilities or appliances have been tested and any prospective buyers are asked

to commission their own independent experts to verify the conditions of the same.

These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.





**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 and water 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 D. **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).

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**TOTAL APPROXIMATE FLOOR AREA :  
1933.6 sq ft (179.64 sq mt)**



## Old Whalebone Cottage, Dedham Road, Langham

Illustration for identification purposes only. Measurements are approximate and not to scale.



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