



The Old Cottage
Lower Street, Higham, Colchester

DAVID
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The Old Cottage Lower Street, Higham, Colchester, CO7 6JZ

Higham is a charming village at the confluence of the rivers Brett and Stour, about 4.5 miles from both Hadleigh and Manningtree, the latter with its main line rail link to London Liverpool Street (approximate travel time 1 hour 7 minutes). Access to the A12 is about 2 miles with Colchester approximately 7 miles to the south and Ipswich 9 miles to the north. Higham lies in an Area of Outstanding Natural Beauty and is only 2 miles from Flatford Mill and Willy Lotts Cottage, made famous in the paintings of John Constable.

This exceptionally well-presented Grade II listed detached period cottage enjoys a most attractive position in the centre of this highly regarded village. Lying within the Dedham Vale Area of Outstanding Natural Beauty, the property is well suited as either a principal residence, weekend property or holiday cottage with benefits including a south facing garden, heated swimming pool, garaging and off-street parking.

A charming Grade II listed cottage benefitting from garaging, external heated swimming pool and South facing garden.

Oak timbered door to:

ENTRANCE HALL: With brick flooring throughout, leaded windows to side and door to:

SITTING ROOM: 4.88m (into fireplace) x 3.56m (16' 0" x 11' 8")
Enjoying a wealth of individual charm and character throughout with exposed timbers and studwork set beneath a vaulted roofline and a red brick inglenook fireplace with hearth, red brick surround and Oak bressumer beam over with inset wood burning stove. The sitting room enjoys a dual aspect with leaded window to front and bay window to rear affording a southerly aspect with views over the gardens. Stud work and opening through to:

DINING ROOM/BEDROOM 2: 3.51m x 2.79m (11' 6" x 9' 1") A characterful room affording a triple aspect. This room is currently only partly divided from the sitting room by studwork but presents an opportunity to further divide to form a separate room if so required.

INNER HALL: With tiled flooring throughout and stable door to outside.

KITCHEN/BREAKFAST ROOM: 4.67m x 3.10m (15' 3" x 10' 2") A bright, dual aspect room enjoying a South Westerly aspect with leaded windows to side and rear. Fitted with a matching range of shaker style base and wall units with work tops over and splash back tiles above. Single sink unit with vegetable drainer to side, mixer tap above and integrated appliances including a Neff oven with ceramic hob and extractor hood over. Fitted fridge freezer, washing machine and further storage unit. Tiled flooring throughout, fitted spotlights and space for a breakfast/dining table.

FAMILY BATHROOM: Fully tiled and fitted with WC, wash hand basin set within a base level vanity unit, fully tiled bath with separately screened shower unit. Fitted spotlights throughout, hatch to loft and clouded leaded window to side.

MASTER BEDROOM: 3.48m x 3.30 (11' 5" x 10' 9") Set beneath an impressive vaulted ceiling with exposed timbers and stud work throughout, leaded windows to front and rear and a range of fitted wardrobe units.

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Outside

The Old Cottage enjoys an idyllic setting within one of the areas most favoured villages and is approached by Stoke By Nayland/Thorington Street with the property set on the south side of Lower Street. The property is accessed via a gravelled drive set beside the property which in turn provides access to:

SINGLE GARAGE: With up and over door to front, light and power connected.

The totally private, unoverlooked gardens are an outstanding feature to the property enjoying a southerly aspect and being laid principally to lawn within an established, mature border comprised of a diverse range of plants, flowers, shrubs and mature trees. A south facing rear terrace provides an ideal setting for entertaining and dining alfresco with a walk way providing steps up to:

SWIMMING POOL: A covered, heated small swimming pool enjoys an elevated setting with aspect over the gardens.

AGENTS NOTE: A public footpath crosses the periphery of the curtilage beyond the garage.

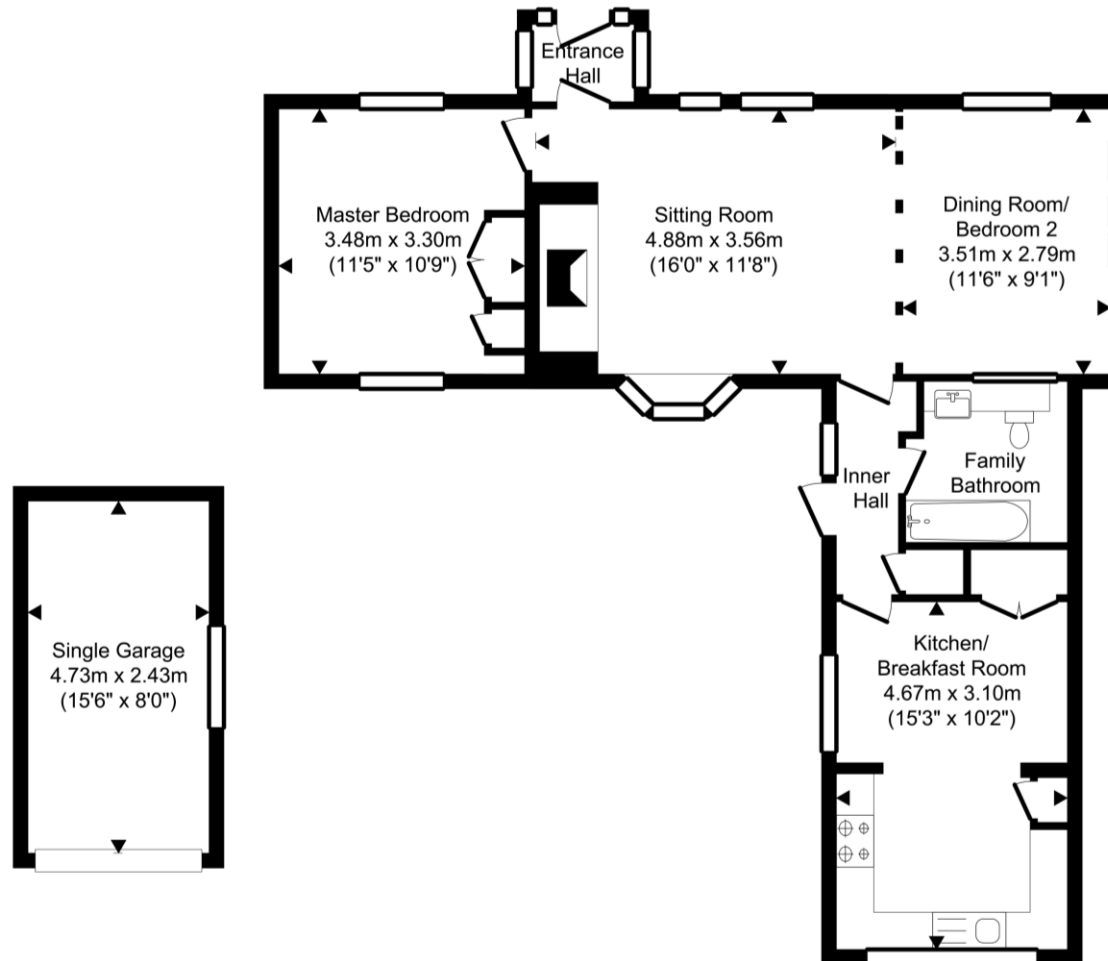
SERVICES: Main water and electricity are connected. Private drainage. Oil fired heating to radiators.

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** C.

VIEWING: Strictly by prior appointment only through DAVID BURR.



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Garage
Approximate Floor Area
123.67 sq. ft.
(11.49 sq. m)

Ground Floor
Approximate Floor Area
707.40 sq. ft.
(65.72 sq. m)

TOTAL APPROX. FLOOR AREA 77.21 SQ.M. (831.08 SQ.FT.)

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