



Mantons
Langham, Essex

**DAVID
BURR**



Mantons, Park Lane, Langham, Colchester, Essex, CO4 5NJ

The historic village of Langham is located within the Dedham Vale an area of outstanding natural beauty. Local amenities include a village shop, public house and Langham primary school which has an Ofsted rating of Outstanding. Langham is located within easy access of the A12 and A14 with the town of Colchester 6 miles away with its mainline station providing a direct link to London's Liverpool Street Station.

A quintessential, Grade II listed thatched cottage enviably set within 0.5-acre total grounds located within the well-regarded North Essex village of Langham. Set beneath a recently re-dressed thatched roofline and a weatherboard clad exterior, the cottage is of distinctive aesthetic appeal with range of casement windows, french doors and single storey rear extension set beneath a slate roofline. Offering an accommodation schedule of approximately 2,000sq ft arranged via two ground floor reception rooms with notable retained features including an array of exposed timbers and stud work, inglenook fireplace place with herringbone patterned hearths, stripped pine flooring, doors complete with suffolk latches and a vaulted kitchen. Offering three/four bedrooms with potential access via three separate staircases, one of which is disguised by a trap door first floor access point. Enveloped by its own gardens and set exceptionally well within its plot, further benefits include an open bay double cartlodge, a further single bay/workshop, ample private parking via an electric five bar gate, swimming pool, summer house and a total plot size of approximately 0.5 acres with attractive views across the adjacent landscape.

A particularly attractive three/four-bedroom Grade II listed thatched cottage, set within a total plot size of approximately 0.5 acres and further benefitting from an open bay double cartlodge, further single bay cartlodge/workshop, swimming pool and views across farmland.

Timber door opening to:

SITTING ROOM: 18' 2" x 14' 8" (5.53m x 4.47m) Affording a dual aspect with timber framed casement window range to front, panel glazed double doors to side and characterised by an array of exposed timbers and stud work. The focal point of the room is a central inglenook fireplace with herringbone patterned hearth, inset wood burning stove and oak mantle over. Door to useful understairs storage recess, secondary staircase rising to first floor and timber opening to:

STUDY: 9' 4" x 7' 10" (2.85m x 2.38m) Set to the rear of the sitting room via an open studded timber partition with casement windows to side and rear.

DINING ROOM: 17' 6" x 15' 2" (5.33m x 4.63m) Affording a dual aspect with casement window range to front, further casement window to

rear and stripped pine flooring throughout. Range of exposed ceiling timbers and brick inglenook fireplace with herringbone patterned hearth, inset grill and oak bresummer beam over. Space adjoining the fireplace conceals a spiral third staircase. Step up and door with suffolk latch opening to:

LIBRARY: 17' 5" x 7' 4" (5.31m x 2.24m) With casement window to front, primary staircase rising to first floor and range of exposed wall and ceiling timbers. Opening to:

BREAKFAST ROOM: 9' 4" x 7' 3" (2.84m x 2.21m) With terracotta tiled flooring throughout, window to side, exposed ceiling timbers and door with leaded light glazing opening to:

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BOOT ROOM: 7' 8" x 6' 11" (2.34m x 2.10m) Fitted with a matching range of base and wall units, ceramic butler sink unit and tiled flooring throughout. Door to outside.

VAULTED KITCHEN: 13' 5" x 12' 7" (4.10m x 3.83m) Fitted with a matching range of base and wall units with preparation surfaces over and upstands above. Ceramic single sink unit with vegetable drainer to side, mixer tap above and casement window range affording views across the gardens. A four door Rangemaster oven is set within a tiled recess with extraction above and LED downlighting. Central island with range of fitted, soft close base units and integrated Bosch dishwasher. Set beneath a pitched roofline with exposed timber work, space and plumbing for fridge/freezer and half height panel glazed door to outside. Door to:

PANTRY: With useful fitted shelving and further door with suffolk latch opening to:

INNER HALL: With slate tiled flooring and door with suffolk latching opening to:

SHOWER ROOM: 7' 7" x 6' 6" (2.31m x 1.98m) With half height tiling and fitted with ceramic WC, pedestal wash hand basin and fully tiled, separately screened shower with shower attachment. Wall mounted heated towel radiator and casement window to rear.

CLOAKROOM: 4' 6" x 3' 2" (1.38m x 0.96m) Fitted with ceramic WC and wash hand basin within a gloss fronted base unit. Window to rear.

UTILITY ROOM: 15' 5" x 9' 3" (4.70m x 2.83m) A versatile room previously utilised as a garage with twin doors to front opening to the terrace, range of fitted units and open fronted shelving. Space and plumbing for an additional fridge/freezer and washing machine/dryer. Also housing water softener.

First floor

BEDROOM 1: 16' 11" x 11' 7" (5.15m x 3.54m) With range of fitted wardrobe units, exposed wall timbers and double casement window to side affording views across the gardens. Door to:

EN-SUITE CLOAKROOM: Fitted with ceramic WC and wash hand basin.

BEDROOM 2: 16' 10" x 15' 1" (5.14m x 4.60m) Centrally positioned within the property with casement window to rear, range of exposed wall timbers and door to fitted wardrobe. A covered trap door access leads to an additional staircase. Further single wardrobe unit.

BEDROOM 3: 15' 0" x 8' 2" (4.60m x 2.51m) With exposed wall timbers, casement window to front and door to:

LANDING/BEDROOM 4: 14' 1" x 8' 11" (4.28m x 2.73m) With range of exposed wall timbers with casement window to front and staircase descending to the ground floor.

Outside

The property is located on Park Lane, Langham and is accessed via a double width driveway with an electric five bar gate opening into a parking area with space for approximately six vehicles. Direct access is provided to the:

DOUBLE CARTLODGE: 19' 1" x 16' 11" (5.81m x 5.15m) An oak framed cartlodge set on a brick base with concrete flooring and beneath a slate roofline with two open cartlodge bays.

WORKSHOP/SINGLE BAY CARTLODGE: 16' 9" x 9' 6" (5.10m x 2.89m) A versatile space currently being utilised as a workshop area with

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power connected and staircase rising to first floor with useful loft storage space.

The cottage is a fantastic example of a traditionally styled, well-maintained period cottage set beneath an exceptional roofline with weatherboard exterior and established, diversely planted gardens. With defined hedge line border to front, range of both fledgling and mature trees, multiple flower beds and range of timber framed external stores. A gardeners delight, awash with colour enhanced by a useful log store to rear, terracing enveloping the property providing multiple seating areas, well placed to enjoy the entirety of the daylight sun. The gardens continue beyond the principal terrace with more well-stocked beds, a substantial summer house/pool room and potting shed. The swimming pool has recently been re-lined with border terracing, a working well with pump, further range of external stores and an attractive aspect across adjacent farmland.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: N/A. A copy of the energy performance certificate is available on request.

WHAT3WORDS: ///sweetened.spider.coaching

LOCAL AUTHORITY: Colchester City Council, Rowan House, 33 Sheepen Road, Colchester, Essex, CO3 3WG (01206 282222). **BAND:** G.

BROADBAND: Up to 1000 Mbps (Source Ofcom).

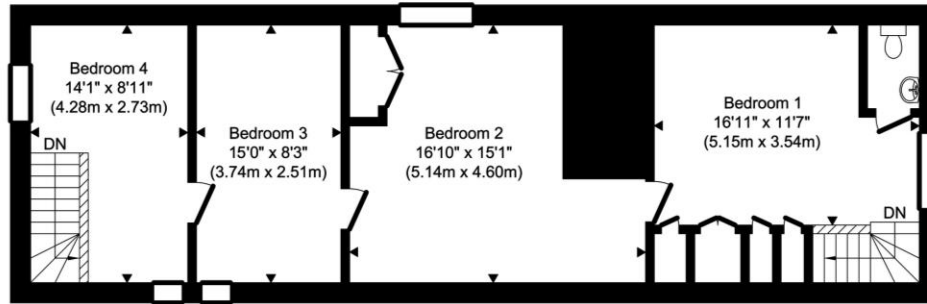
MOBILE COVERAGE: EE, Three, O2 & Vodafone (Source Ofcom).

VIEWING: Strictly by prior appointment only through DAVID BURR.

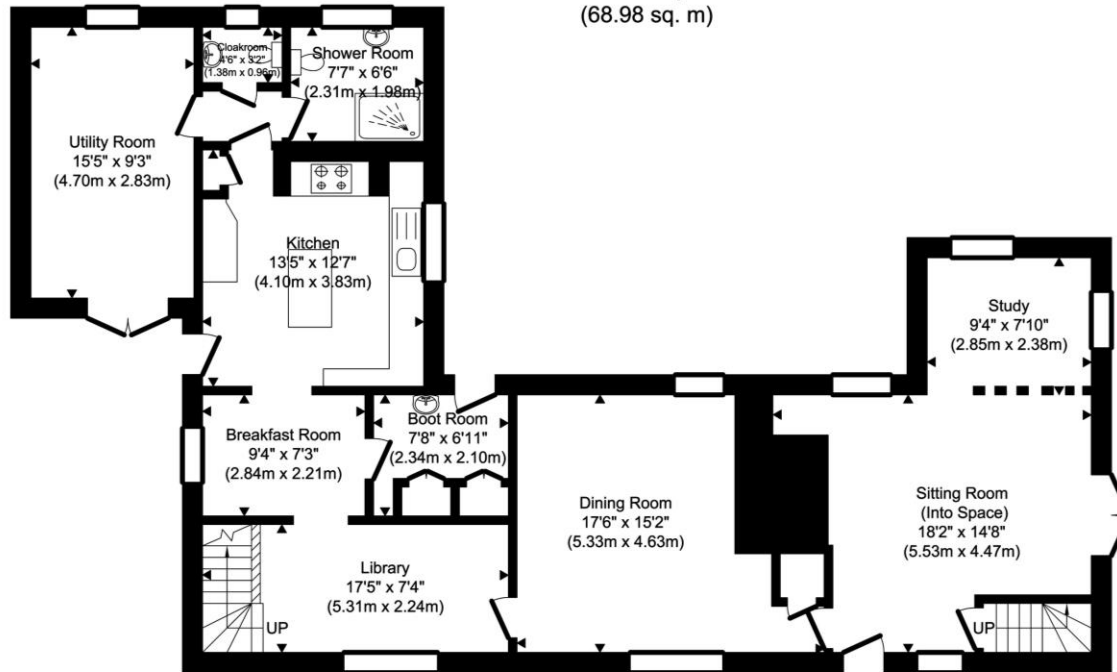
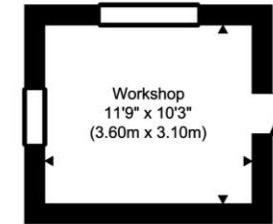
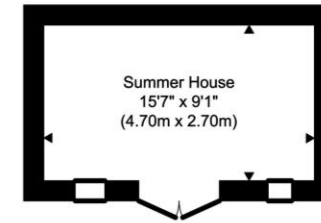
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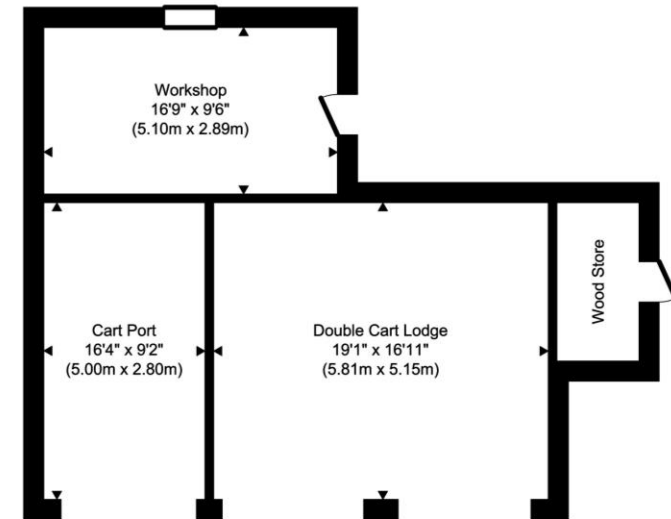
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First Floor
Approximate Floor Area
742.49 sq. ft.
(68.98 sq. m)



Ground Floor
Approximate Floor Area
1229.99 sq. ft.
(114.27 sq. m)



Outbuildings
Approximate Floor Area
955.72 sq. ft.
(88.79 sq. m)

TOTAL APPROX. FLOOR AREA 2928.21 SQ.FT. (272.04 SQ.M.)
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