

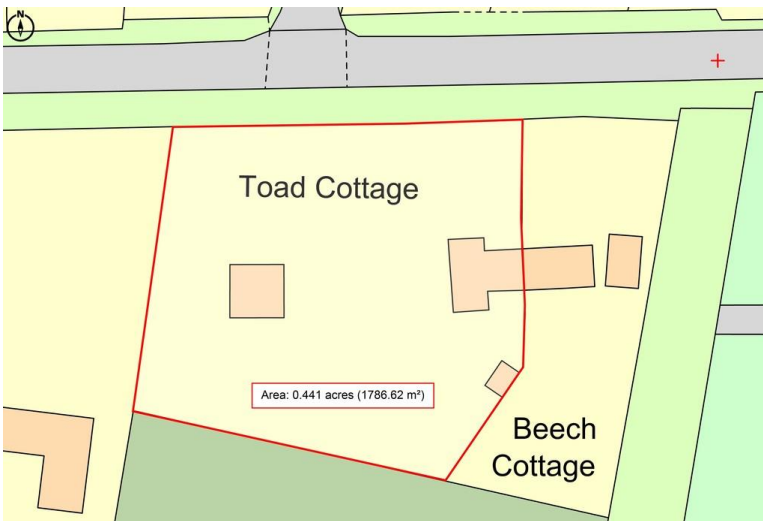


Grier & Partners

— LAND AND ESTATE AGENTS —

TOAD COTTAGE, LONG ROAD WEST, DEDHAM,
COLCHESTER, ESSEX, CO7 6EP
ASKING PRICE OF £600,000





INTRODUCTION

with huge scope for enhancement and extension, (stpp) enjoying a substantial rural plot with open fields to the rear, this extended grade II listed three bedroom cottage offers an abundance of living space on the ground floor.

The gardens include a large driveway, double garage and number of mature Oak trees.



DIRECTIONS

from the A12 heading South take the Langham Junction and Birchwood Road towards Lamb Corner, turn right onto Ardleigh Road and left onto Long Road West. The property can then be found on the right hand side after 300 yards opposite Mays Lane.

INFORMATION

a Grade II listed property dating in parts from the 16th century, of timber frame construction with a gabled roof with tiles over. The property benefits from a modern extension to the side providing excellent living accommodation and bedroom space. Heating is via an oil fired system to radiators throughout, mains drainage, windows are a combination of modern and traditional wooden frame double glazed units. Fibre broadband is available to the property and the electrics are supplied via a RCD consumer unit.



DEDHAM

The property is situated within walking distance of the splendid village of Dedham with its Georgian High Street and outstanding parish Church. Dedham provides an excellent range of shopping facilities, village school. Access to Colchester main line station is some 15 minutes by car or Manningtree which is no more than 10 minutes. Independent schools in Colchester or Ipswich. Being situated in the heart of the Dedham Vale there are many delightful walks from the village into the surrounding countryside, which is an Area of Outstanding natural Beauty. A12 links to the M25 and A14 and the regional airport of Stanstead in a approximately 45 minutes by car.



SERVICES

mains water, electric and drainage are connected to the property. Local Colchester District Council contact 01206 282222. Council tax band - E - Energy Performance Rating - n/a to listed buildings.

NOTE

please be aware the vendors have undertaken to impose an overage clause of 20% of the uplift in land value on grant of planning for any additional residential dwellings on the properties land. This to be imposed for a period of 25 years.





ACCOMMODATION

on the ground floor, entrance via a secure hardwood part glazed door into the:

SITTING ROOM

27'05 x 11'11 (max) triple aspect stunning principal reception room with windows to the rear (South), side (West) and front (North), the flexible space offers the ability to have a dining area to the rear and sitting area to the front focused on a brick fireplace with log burner and mantle over. Exposed beams to the side. Doorway thought to the central hall with stairs to the first floor and doors to:

CLOAKROOM

6'05 x 2'11 opaque window to the side, w/c, wash basin and extractor fan.

KITCHEN

14'08 x 10'09 window to the front (North), this well laid out and spacious modern shaker style kitchen has an abundance of storage space with wall and base units to three sides. Oak effect work surface to four sides providing extensive preparation space and an inset stainless sink and drainer. Space and plumbing/power for electric oven/hob, slimline dishwasher and washing machine, fridge and freezer. Useful under stairs storage cupboard, door through to the:

REAR HALL

7'06 x 2'11 part panel glazed door to the rear garden and terrace, floor mounted oil fired boiler and pipe work.

FIRST FLOOR

stairs ascend to the:

LANDING

11'02 x 5'02 window to the front and exposed beams, doors to:

BEDROOM ONE

12'02 x 12'00 dual aspect windows to the rear and side with views over farmland to the rear and the extensive garden to the side, built in wardrobes, loft access.

BEDROOM TWO

12'00 x 9'05 window to the front looking over the front garden and mature oak trees.





FAMILY BATHROOM

8'09 (max)x 6'02 window to the side, inset bath with screen and shower over, tiled walls over the bath and to the rear of the wash basin and w/c. Towel rail and extractor fan.

BEDROOM THREE

14'00 x 9'09 window to the rear overlooking the garden, exposed feature beam to the side.

OUTSIDE

the garden is some 0.47 acres (sts) in total and is predominantly laid to lawn interspersed with a range of mature plants, shrubs and specific trees. To the rear the hedge boundary opens through to working farmland and to the sides the boundaries are defined by a mixture of fences and thick hedges. Taking in a Southerly and Westerly aspect the garden is a particular highlight of the property and offers huge scope for enhancement to maximise its potential.

DOUBLE GARAGE

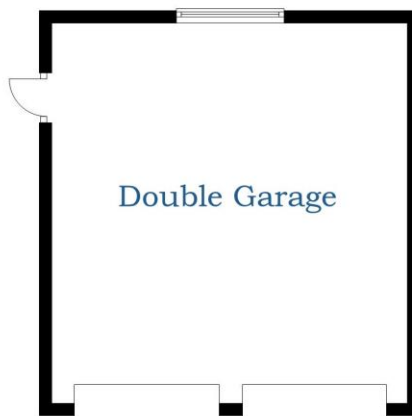
sited to the Western side of the garden just opposite the access to Long Road West, this modern building benefits from power and light being connected as well as a personal door to the side and two up and over doors to the front.



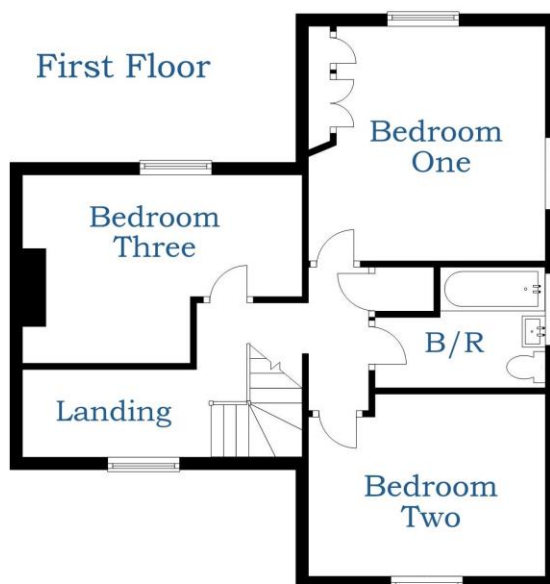




Ground Floor



First Floor



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