



Grier & Partners
— LAND AND ESTATE AGENTS —

ENDCOT & ANNEXE, UPPER STREET, STRATFORD ST.
MARY, COLCHESTER, SUFFOLK, CO7 6JW
ASKING PRICE OF £525,000





INTRODUCTION

Set in the desirable village of Stratford St Mary, this well presented three bedroom home with an attached one bedroom annex offers versatile and spacious accommodation, ideal for families and multi-generational living. Offering great scope for extension or alterations to the property (stp), the property enjoys a generous 180ft South-facing rear garden, providing an exceptional and unique outdoor space of some 0.3 acres (sts), along with ample off-road parking for several vehicles.



INFORMATION

of brick construction with rendered elevations under a tiled roof. UPVC Double glazed windows and doors throughout with wooden internal doors. The Property is heated via an oil fired boiler to radiators throughout with the Annexe being heated via electric storage heaters throughout.



NOTE

The property is currently registered as two Semi-Detached properties, however Babergh District Council has given permission for the properties to be re-listed as one property with an annexe. We are just waiting for Babergh District Council to update the listing for the one bedroom cottage to be listed as an annexe.

SERVICES

- Mains water, electric and drainage are connected to the property
- Local Babergh District Council contact 0300 123 4000
- Ultrafast broadband available via Openreach, County Broadband and Gigaclear (www.ofcom.org.uk)
- 5G mobile phone coverage via EE, O2, Vodafone and Three (www.ofcom.org.uk)
- Check the flood risk in this area via - www.gov.uk/check-long-term-flood-risk
- Endcot - Council Tax Band – B
- Energy Performance Rating – E

STRATFORD ST MARY

situated mid-way between the major towns of Colchester and Ipswich with an excellent range of shopping and transport. Main line railway station in Colchester provides an extensive service to London Liverpool Street. The village has its own Farm Shop and restaurant, petrol station with village stores and post office, a good selection of pubs and restaurants some of which have undergone recent renovations (we highly recommend a visit!). Being situated in the heart of the Dedham Vale there are many delightful walks from the village into the surrounding countryside. Local facilities include primary and pre-school education, parish church and many groups and organisations. Catchment for East Bergholt High School, independent schools in Colchester and Ipswich.

DIRECTIONS

from the A12 heading North take the Stratford St Mary/Dedham junction and turn right onto Upper Street. Continue for just under half a mile where the property can be found on the left hand side with off-road parking to the left side at the rear of the property.



ACCOMMODATION FOR THE THREE BEDROOM PROPERTY

over two floors:

REAR HALL

10' 09 x 6' 09 Windows to rear and side, two storage cupboards, door into the:

KITCHEN

10' 08 x 10' 02 Window to rear, door to staircase, radiator, stainless steel sink unit, floor mounted oil boiler, base and wall mounted units, space for fridge/ freezer, dishwasher and oven, door into the:

SITTING ROOM

17' 00 x 10' 07 Window and part glazed door to the front accessed via the footpath on Upper Street, radiators, under stairs storage cupboard, feature brick fireplace, door into the kitchen and the:

DINING ROOM

16' 10 x 10' 03 Windows to front and rear, radiators, feature brick fireplace

BEDROOM ONE

10' 07 x 9' 08 Window to front, radiator, built in wardrobe

BEDROOM TWO

10'07 x 9' 08 Window to front, radiator

BEDROOM THREE

8' 09 x 6' 10 Window to front, radiator, built in wardrobe

BATHROOM

7' 10 x 6' 11 Window to rear, bath with overhead shower, WC, hand wash basin, radiator, airing cupboard

ONE BEDROOM ANNEXE

over two floors, entrance via:

REAR PORCH

4'07 x 3'01 via a part glazed door to the rear of the property, window to the rear, door into the:

WC

5'04 x 3'01 Window to the rear, WC



KITCHEN

11'07 x 5'05 Window to the rear, electric storage heater, stainless steel sink unit, a range of floor and wall units, electric oven with hobs, space for fridge/ freezer, understairs storage cupboard, door into the:

SITTING ROOM

14'08 x 11'02 Window to the front, electric storage radiator, brick fireplace, UPVC front door accessed via the front of the property, staircase to the:

LANDING

7'09 x 6'08 (including staircase) Window to the rear, loft access, door to the bedroom and into the:

BATHROOM

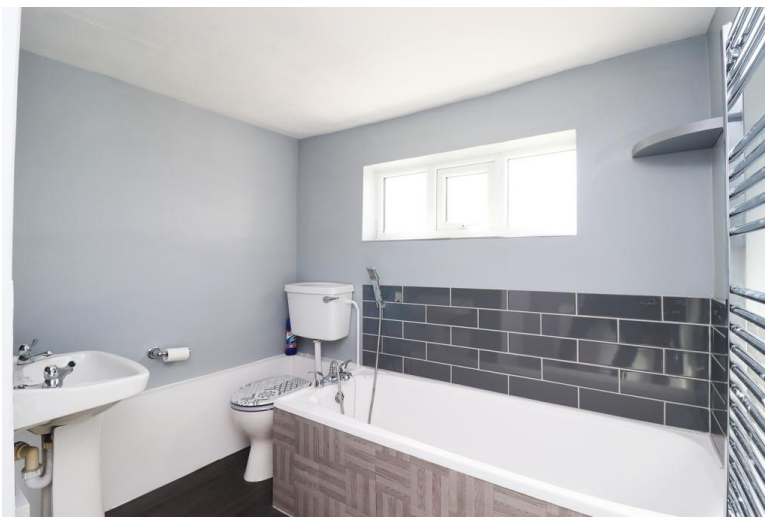
7'09 x 7'07 Window to the rear, electric storage radiator, electric towel rail, airing cupboard, bath with overhead shower, WC, hand wash basin

BEDROOM

14'09 x 8'10 Window to the front, electric storage radiator, small built in cupboards

OUTSIDE

The Cottage benefits from having off-road parking to the rear of the property for a number of vehicles. The back garden taking in a Southerly aspect stretches some 180 ft in length (sts), being mainly laid to lawn. An area of patio which can be accessed from the rear of the cottage and annexe benefits from the south facing aspect creating a sun trap all day, perfect for a morning cup of tea or an evening glass of wine! A concrete footpath leads from the patio to the rear of the garden, another beautiful sun trap. Established trees and shrubs can be found throughout the garden with areas of flowerbeds found at each side. A corrugated shed can be found half way down the garden, which has the potential to become a great space for a summerhouse, outdoor office or garden room (stp).





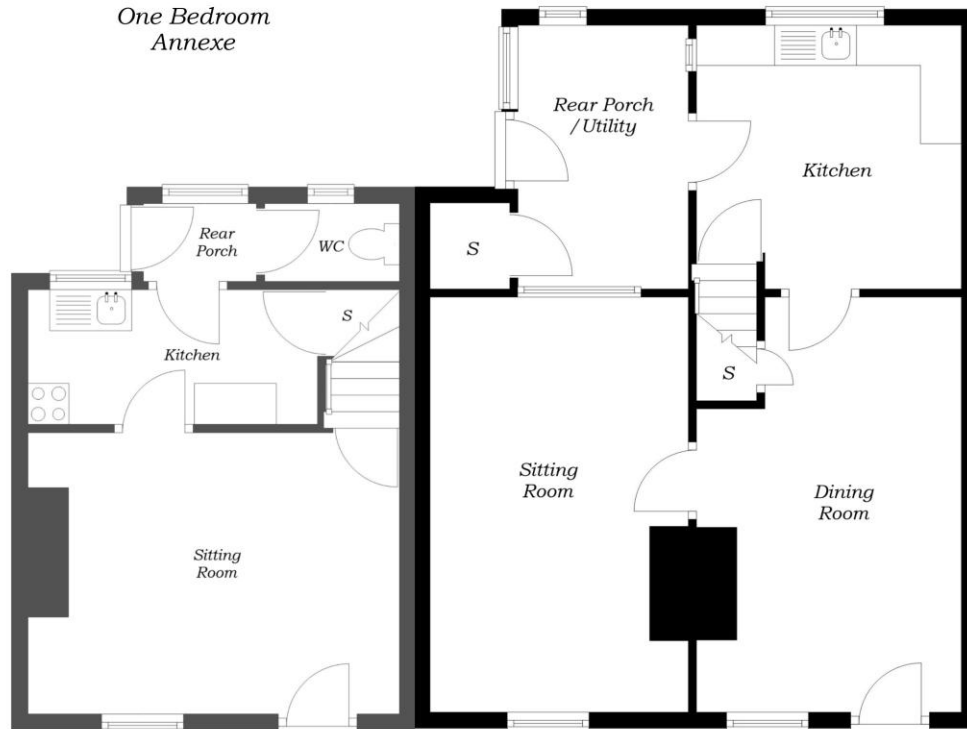


First Floor



Three Bedroom Property

One Bedroom Annexe



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		