



**Grier & Partners**  
— LAND AND ESTATE AGENTS —

9 ACCOMMODATION ROAD, BOXTED  
COLCHESTER, ESSEX, CO4 5HR  
ASKING PRICE OF £650,000







#### INTRODUCTION

situated within the popular village of Boxted this three bedroom semi-detached cottage, benefits from a total of 3.0 acres (sts) of paddocks, stables, outbuildings and a cart lodge. With huge scope for extension, modernisation and enhancement to make the best of the extensive grounds and quiet position on a private lane. Viewing strictly by appointment only via the vendors agents Grier & Partners.

#### AGRICULTURAL OCCUPANCY CONDITION

we understand there is an agricultural occupancy condition in place, however we are currently awaiting confirmation of the detail of this occupancy condition and will update public details and all interested parties when we have full information in hand.

**ACCOMMODATION** over two floors, on the first floor:

#### BEDROOM ONE

12'01 x 11'11 window to the front (East), spacious main bedroom with ample room for a double bed, door to the side into the: WARDROBE 6'07 x 2'07 window to the front, shelving to the rear.







#### **BEDROOM TWO**

12'00 x 8'07 years window to the side (North), loft access, wash basin and w/c to the rear wall. Delightful curve to the side of the door from the landing.

#### **BEDROOM THREE**

11'02 x 8'07 window to the rear (West) overlooking the land, again a generously sized bedroom with good ceiling height.

#### **LANDING**

window to the front over stairs returning to the ground floor:

#### **ON THE GROUND FLOOR:**

#### **ENTRANCE**

via a secure front door to the internal porch with further glazed door and panel into the:

#### **HALLWAY**

9'00 x 5'01 doors to ground floor rooms:

#### **DINING ROOM/ADDITIONAL BEDROOM**

12'00 x 12'00 window to the front, fireplace to the side angled into the room with a freestanding electric fire.

#### **SITTING ROOM**

17'05 x 11'11 dual aspect windows to the side and rear into the conservatory, open fireplace to the side with tiled surround and hearth.

#### **KITCHEN**

7'07 x 7'02 window to the side into the conservatory, galley style with wall and base units to either side, work surface with inset sink and drainer, space and electric supply for fridge and freestanding cooker/hob combination. Door through to the:

#### **REAR HALL**

4'08 x 3'07 door from the conservatory, coat hanging space and door into the:

#### **BATHROOM**

7'01 x 5'06 opaque window to the side, tiled walls to waist height, inset bath to the side, pedestal wash basin, w/c and wall mounted warm air heater.







## CONSERVATORY

17'09 x 6'03 glazed to two sides under an opaque glazed roof with a double glazed door from the driveway. Power and plumbing for washing machine against the house wall.

## GROUND

in total some 3.0 acres (sts) of predominantly paddock land laid out to both the West and Eastern side of Accommodation Road. The paddocks are fenced and accessible independently. The paddocks are suitable for a variety of uses from equestrian use through to grazing or simply enjoying as an extensive and varied garden space.

## OUTBUILDINGS AND STABLES

the property benefits from a broad array of useful buildings situated largely within the centre of the land adjacent to the cottage these include the:

### CART LODGE

23'11 x 17'10 of timber frame construction over a concrete pad with weatherboarded elevations under a corrugated iron roof. Split into two bays, the left hand with open vehicular access from the front. The right hand with open personal access from the front and used for storage purposes.

### STABLE BLOCK

30'00 x 11'05 of timer frame construction over a concrete pad with weatherboarded elevations under a tin roof. Split into three individual stables with split stable doors from the front covered by a roof overhang. Power is connected to the stables with internal and external lighting.

### SHEDS AND STORES

there are a further range of sheds and storage buildings dotted around the garden adjacent to the property predominantly of timber frame and mainly in good order. There are also a pair of original breeze block construction pig sties to the rear of the garden area a link to the history of the cottage's. Furthermore a greenhouse sits over a concrete slab to the rear.

## INFORMATION

originally constructed in the 1960's under a concrete tile roof with rendered elevations, the property has a majority of replacement UPVC windows, the front door is hardwood and rear door UPVC. Central heating is in place to radiators throughout via an oil fired boiler situated in





the outhouse to the rear and hot water via cylinder in the wardrobe of bedroom one. Drainage is via a private septic tank system in the grounds installed when the property was built. Loft insulation was updated and enhanced in 2021. Mains water and electric are supplied to the property with broadband being available but not connected.

### SERVICES

mains water and electric are connected to the property, broadband is available within the village but we urge buyers to make their own investigations.

### DIRECTIONS

Coming off the A12 southbound at junction 29, join the roundabout and take the third exit onto Newcomen Way, follow the road round and continue straight over the roundabout until you reach the junction. Turn right onto Severalls Lane proceeding straight over the following two roundabouts and continue along Severalls Lane for circa 1.5 miles. When you reach the junction, turn left onto Straight Road then take the next right onto Horkesley Road, after half a mile take a left turn onto Accommodation Road where the property can be found on the right hand side down the track with parking to the right of the property.



### BOXTED

located within the Dedham Vale and Area of Outstanding Natural Beauty The Village of Boxted is situated in a highly convenient location within a short drive of Colchester Town, yet also surrounded by countryside and only a couple of miles from the villages of Dedham and Stratford St Mary. Despite its peaceful setting, Boxted has practical transport links being close to the A12 providing easy access to Colchester, Chelmsford and Ipswich and well as being a short drive from Colchester mainline station providing excellent links to London in around 50 minutes. With Colchester nearby, there is a vast range of shops, cafes, pubs and restaurants to choose from. The village also benefits from a well regarded Pre-school and Primary school, a sizeable Playing field with playground and football pitches and Community centre.

### NOTE

Please note that all pictures, measurements, details and maps provided are for indication purposes only. Though we try to provide as much accurate information as possible, we encourage buyers to carry out their own investigations.









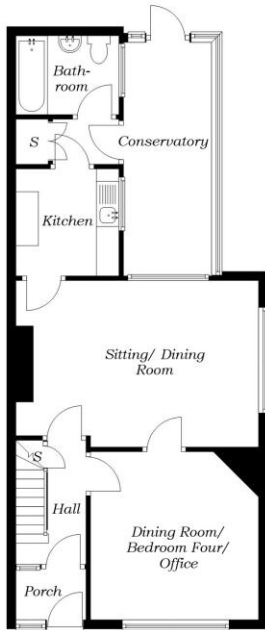


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

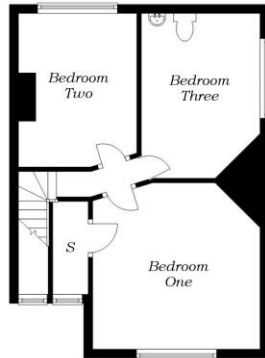


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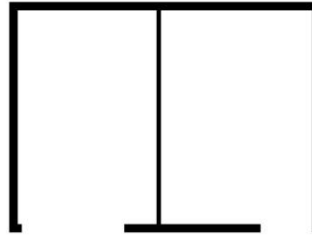
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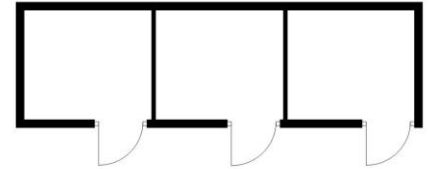
Ground Floor



First Floor



Garages



Stables

