



Chapel Lane, Crockleford Heath, Colchester, CO7 7BJ

FIXED PRICE £475,000



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Directions

Leave Colchester on Bromley Road towards Great Bromley, then turn right into Chapel Lane, proceed for approximately a quarter of a mile until you come to a sharp left hand bend, the driveway to Ivy Cottage is to your right on the bend. Please park on the right in front of the pink garage.

Porch

Wooden entrance door from the garden, window to the side, brick tiled floor, wooden stable door leading to kitchen

Kitchen

18'7" max x 11'3" max (5.67m max x 3.44m max)

Windows to the front, side and rear. Vaulted ceiling and period brick flooring, fitted with a range of beautiful, bespoke solid Oak fronted units and a mix of solid oak and granite work surfaces with double butler sink with mixer taps over. Integrated Neff washing machine & dishwasher. Walk-in pantry with window to the side. Five ring Smeg Calor gas hob. American style fridge freezer with cold water and ice maker (to remain). Cloak hanging area.

Breakfast Room

14'0" x 11'11" (4.28m x 3.64m)

Window to the rear overlooking the adjacent woodland, solid oak breakfast bar, recently fitted, oil fired Rayburn stove with double oven, hot plates plus boiler facility providing central heating and hot water. Fitted solid Oak fronted unit with granite work surface, wall mounted plate rack, high level built-in cubby hole with wooden doors, radiator

Sitting Room

10'7" x 9'11" (3.25m x 3.04m)

Windows to both the front and side, timber door to front. Red brick fireplace with tiled hearth and solid oak mantle housing log burner. Built-in cupboard housing hot water cylinder with slatted wooden shelving over and further high level "cubby hole" with feature wooden doors, period brick floor, radiator

Inner Hallway

Borrowed light via window to dressing room, brick floor.

Bedroom One

10'3" x 9'1" (3.13m x 2.78m)

Lovely beamed room with window to the front, radiator

Dressing Room

8'11" x 7'7" reducing (2.72m x 2.31m reducing)

Window to the side, two built-in wardrobes with radiator and lighting and storage shelf over, step down to bedroom one

Bedroom Two

10'7" x 9'11" (3.25m x 3.04m)

Window to the front, radiator

Bathroom

10'9" x 9'0" max (3.28m x 2.76m max)

Window to the rear, recently fitted free standing, double ended slipper bath, separate walk-in shower cubicle, wash-stand basin and close coupled W.C, heated chrome rail radiator

Office

12'5" x 8'9" (3.81m x 2.69m)

Window to the rear, access to loft area with fitted ladder, fitted work surface, personal door to garage

Garage

18'10" x 12'4" (5.76m x 3.78m)

Wooden double doors to the front, windows to both sides, power and light connected

Garage Loft Room

26'2" x 11'5" (8.0m x 3.48m)

Windows to both the front and rear, power and light connected, good size area, currently used as a substantial storage room, accessed by a fitted ladder from the office, but with the potential to be converted into further living accommodation giving the possibility of an annex (subject to planning)

Garage Cloakroom

3'11" x 2'8" (1.21m x 0.83m)

Window to the side, situated inside the garage, adjacent to the office with W.C. and wash basin

Store

8'10" x 7'7" (2.70m x 2.32m)

Window to the side, power and light connected, access to small separate loft area

Circular Reading Room

7'7" x 7'7" (2.33m x 2.33m)

Windows to two sides, power and light fitted

Log store

11'8" x 7'8" (3.58m x 2.35m)

Lowered floor and raised shelves providing easy log storage, power and light connected

Outbuilding

20'9" x 12'11" (6.35m x 3.96m)

Windows to both the rear and side this large, part brick, part timber framed building provides a large utility / storage space

Car Port & driveway

Providing sufficient parking for up to 6 vehicles

Gardens

The property sits towards the rear of a substantial plot of approx. 0.2 acre with a small garden to the rear abutting onto the adjacent woodland and providing an ideal habitat for wildlife.

There are large, formal gardens to the front and both sides where cobbled paths lead to an ivy covered walkway which in turn leads to the circular reading room. There are two paved seating areas, well maintained lawns with flower and shrub borders interspersed with mature fruit trees and divided by feature English box hedging. The garden is fully enclosed by fencing, making it ideal for dogs, with two front gateways leading to the driveway and parking.

DISCLAIMER

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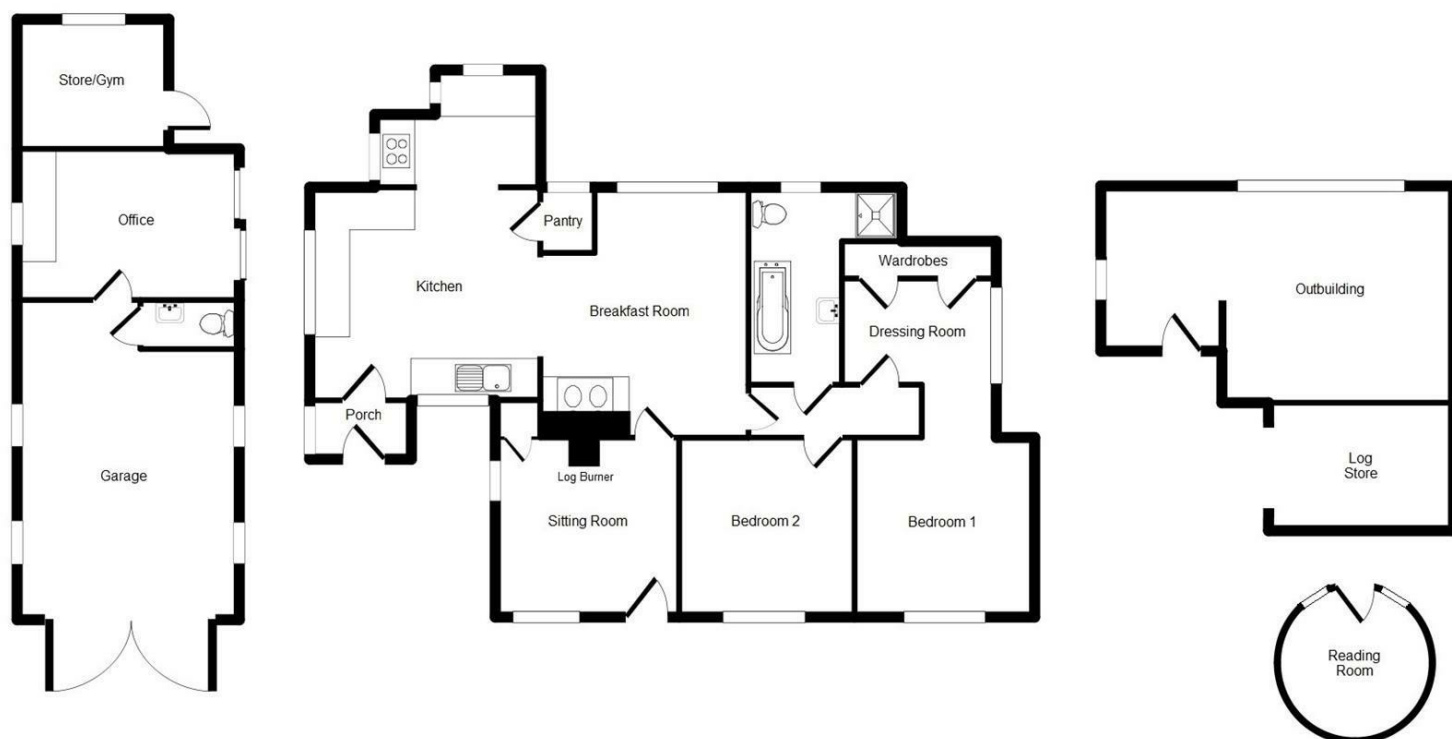
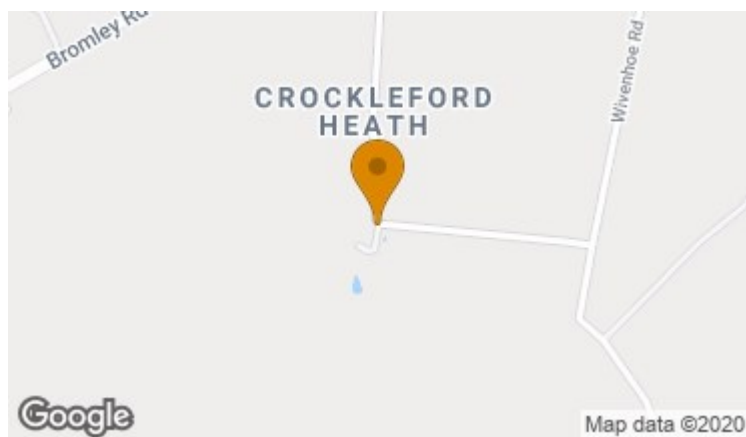


Illustration for identification only - not to scale
square footage shown is approximate
Made with Visual Floor Planner
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