



GAMBREL COTTAGE, 79 COLNE ROAD,

COGGESHALL, COLCHESTER, ESSEX CO6 1TH

NP NICHOLAS
PERCIVAL

Gambrel Cottage is a well-presented three-bedroom cottage, with numerous characterful features (including exposed timbers, beams, floorboards, and brickwork) and enjoys an enviable plot of circa 0.35 acres.

The property comprises a kitchen/sitting room, snug, utility room, family bathroom and ground floor cloakroom. Externally there is a Garden Cabin (with power and lighting) and a Summer House (with power supplied).

Single Garage | Ample Off-Road Parking | Tenure Freehold

Council Tax Band D | LPG Heating & Hot Water System | Solar Panels

Restrictive Covenants Apply (please see Agent Notes)

Private Drainage System Shared with the Adjoining Property



Property

Gambrel Cottage is a well-presented three-bedroom semi-detached home that enjoys an enviable plot of circa 0.35 acres with views over open farmland to the rear.

The property combines period charm (including exposed timbers, beams, floorboards, and brickwork) with a contemporary modern extension. There are two useful outbuildings in addition to the garage.

The property opens to an entrance hallway providing a useful space for the storage of coats and shoes. The sitting room (which is open plan to the kitchen) features a large

wood burning stove set within an exposed brickwork fireplace.

The well-appointed kitchen features an integrated induction hob, extractor hood, dishwasher, and twin ovens.

There is space for an American style fridge-freezer, and ample storage is provided by a good array of cupboards and drawers. A ceramic butler style sink is set within an attractive wooden work top and French Doors to the decking and garden beyond complete the room.

The utility room offers space and plumbing for both a washing machine and tumble dryer, and further storage cupboards and work space.

The cosy snug to the side of the kitchen includes the airing cupboard with hot water cylinder and immersion hot water system.

The cloakroom completes the ground floor with toilet and handbasin.

Ascending the stairs to the first floor there are two double bedrooms and one single room. The main bedroom benefits from a dressing area to the side, bedrooms two and three both have built in wardrobe / storage space.

Across the first floor, there is an integrated sound system and the family bathroom completes the internal accommodation featuring a free-standing roll top bath, separate shower cubicle with rainfall head, handbasin set within a vanity unit, toilet and

heated towel rail. A cupboard on the landing houses the LPG boiler that powers the central heating and hot water system.

Outbuildings

There are three useful outbuildings at the property. The first is a single garage (with power and lighting), a set of stairs lead to a first-floor hobby room / storage space.

The second is the Studio which has power and lighting supplied, to the rear is a small kitchenette area, to the front is a decked area for additional seating. The third is the Cabin with power supplied and again this also has a decked seating area to the front and a secluded seating area, inclusive of fire pit to the rear.



Outside

French Doors from the kitchen allows access to the deck and patio beyond, a space from which to enjoy the garden and views across open farmland to the rear. A purpose-built Oak framed gazebo provides additional entertaining space.

Between the gravelled driveway (that provides ample off-road parking for several vehicles) and the cottage, there is an area of low maintenance artificial grass.

The remainder of the garden is mainly laid to lawn with mature trees and shrubs to the borders.

To aid the enjoyment of the garden in the evening, there are several lighting posts along

its length leading to the Cabin at the furthest point from the home. In total the plot measures circa 0.35 acres in total.

Situation

Gambrel Cottage is situated in a semi-rural location on the outskirts of the popular village of Coggeshall which has an excellent range of local amenities including a wide range of shops, restaurants, sports facilities, highly regarded schools and a weekly market. Communications are first rate with easy access to the A12 and A120, linking to Stansted Airport. Kelvedon station a short drive away, has a mainline rail service to London Liverpool Street which can be reached in around 45 minutes.

The North Essex / South Suffolk countryside is within easy reach and provides a picturesque backdrop for those wishing to explore all this popular destination has to offer.

The nearby city of Colchester offers all the leisure, recreational and shopping facilities expected of a major regional centre, in addition to a range of excellent secondary schooling options in both the private and state sectors.

Agents Notes

Please note a restrictive covenant applies to the property in that the property can only be enjoyed as a private residence and garden. The owners must also maintain the boundaries of the property and allow the un-hindered

passage of water via a pipe across the property.

The property has a shared private drainage system with the neighbouring property.

Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property.

Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same.

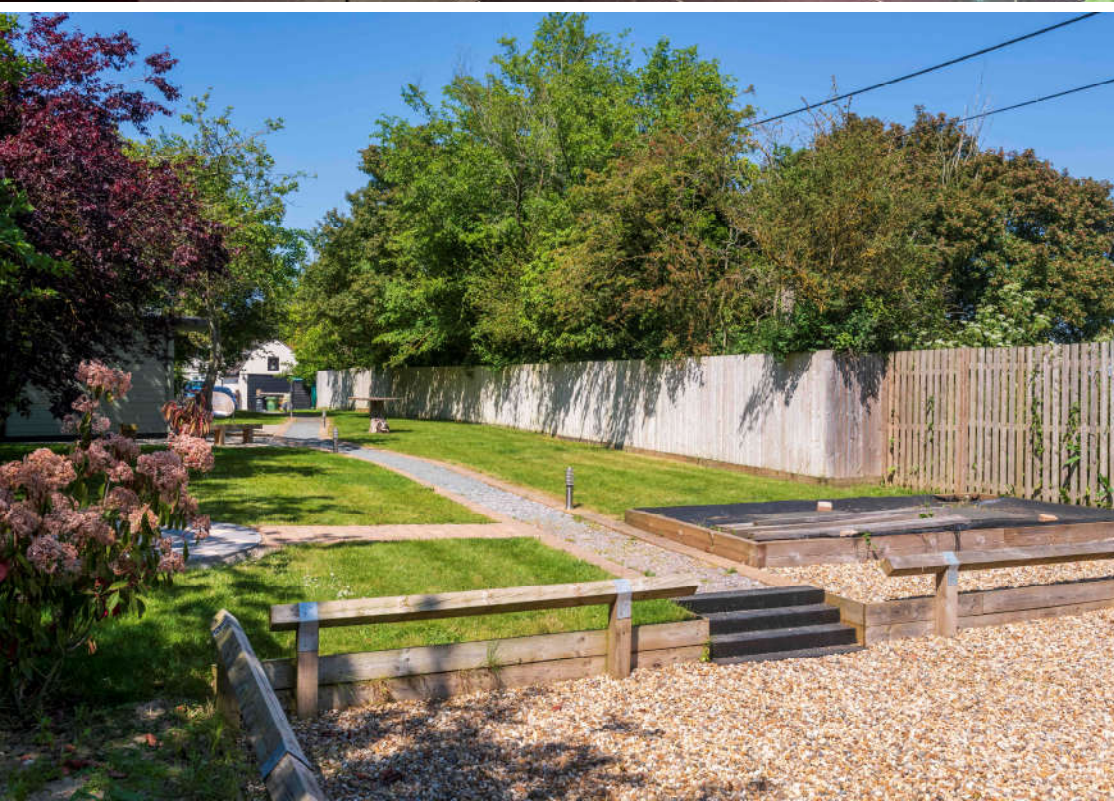


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity and water are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Braintree District Council, Tel 01206 282 222. **COUNCIL TAX:** Band D. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

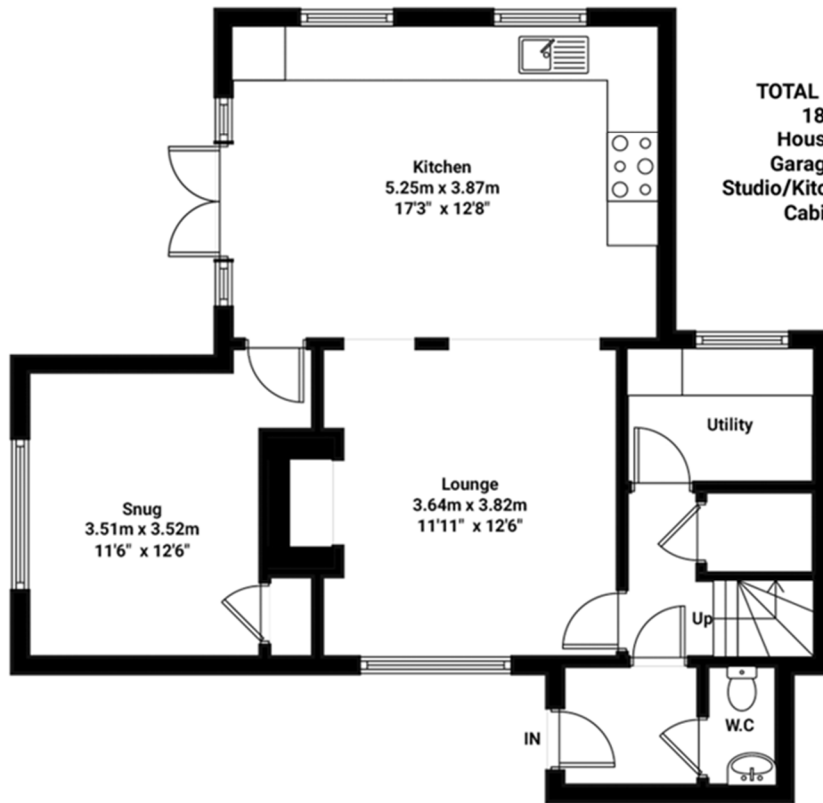
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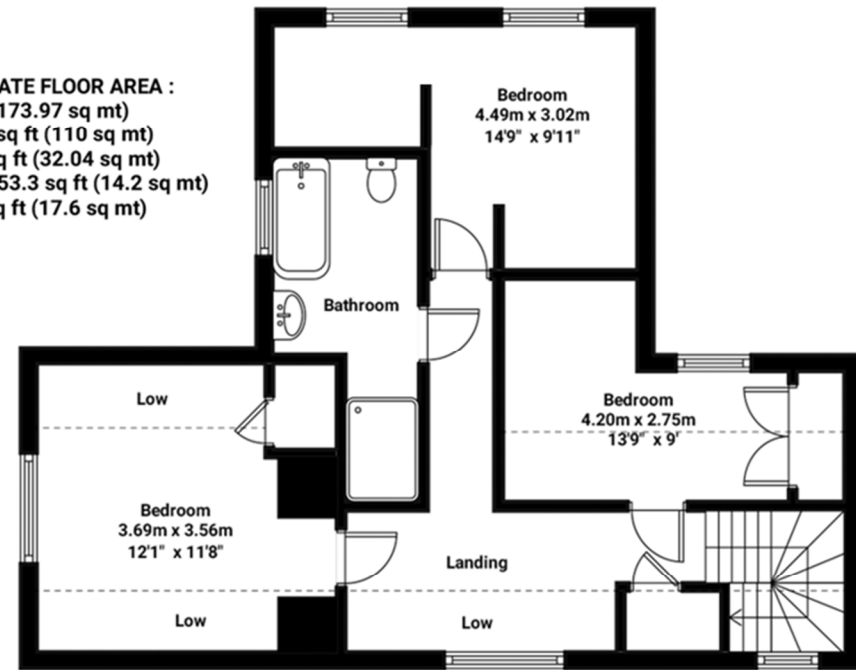


GROUND FLOOR

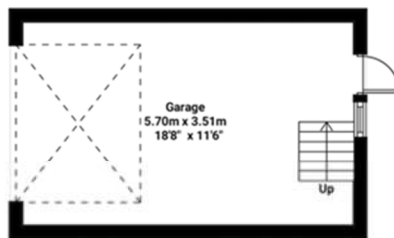


TOTAL APPROXIMATE FLOOR AREA :
 1872.6 sq ft (173.97 sq mt)
 House - 1184.7 sq ft (110 sq mt)
 Garage - 344.9 sq ft (32.04 sq mt)
 Studio/Kitchenette - 153.3 sq ft (14.2 sq mt)
 Cabin - 189.7 sq ft (17.6 sq mt)

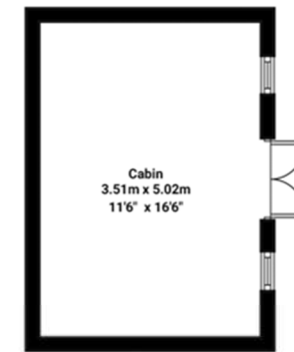
FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



Colne Road, Coggeshall

Illustration for identification purposes only. Measurements are approximate and not to scale.

