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# Slough House Stackwood Road, Polstead Heath, CO6 5BA

## £725,000

### About the property

A 4 bedroom detached cottage pleasantly positioned within this popular village and offered for sale with generous sized gardens of approximately 1.75 acres (sts) and separate annexe accommodation. It's fair to say that the property would benefit from some further improvement however, it also offers great potential to create a wonderful family home. The living space is versatile and includes a kitchen/dining room, living room, downstairs shower room, drawing room, additional reception room and a conservatory which links the house to the garage and annexe accommodation. Upstairs there is a large landing making it an ideal space for use as a study, a family bathroom and four bedrooms with some lovely views. The principal bedroom has its own en suite and walk in wardrobe. The annexe accommodation above the garage is self contained and is currently let out as a private rent and a viewing would need to be by separate appointment.

### Outside

The grounds are approximately 1.75 acres (sts) and are mainly lawned with various trees and shrubs. The property is accessed by two driveways and therefore provides plenty of parking. One of the driveways gives access to the side of the house and the other one is leading to the triple garage. The garage measures 25ft6 x 21ft4 and has power and light connected along with an external staircase leading to the annexe accommodation. The annexe includes an open plan living/bedroom area, kitchen and a shower room and is currently being let at £475 per month.

### Useful info

We understand the property has all mains services connected except for gas with the heating being oil fired via radiators. The property also has solar panels. The current council tax band is D and the What3words location is ///sniff.column.atomic. The property has two EPC's for the house and annexe. Both are available if required.





- Detached Four Bedroom Home
- Self Contained Annexe Accommodation
- Four Reception Rooms on the Ground Floor

- Located within this Popular Village
- Triple Sized Garage & Plenty of Parking
- Large Landing/Study

- Gardens approximately 1.75 acres (sts)
- Versatile and Generous Sized Living Space
- Bathroom, En Suite & Shower Room



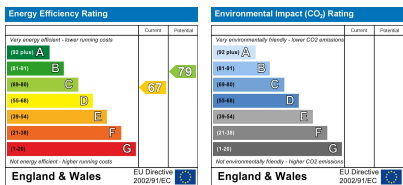




Total area: approx. 303.8 sq. metres (3270.2 sq. feet)

The floor plan is intended as a guide only.  
Plan produced using Planific.

## EPC



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