



# WELL COTTAGE

Colchester | Essex



Chapman Stickels



# WELL COTTAGE, 7 STUDDS LANE, COLCHESTER, ESSEX, CO4 5EJ

Colchester North Station - 2 miles

Braintree - 17 miles

Chelmsford - 25 miles

- Entrance hall • Sitting room • Kitchen/ dining room •
- Utility room • Three bedrooms • Two bathrooms •
- Office • Store room • Off road parking • Gardens •

## The Property

Set well back within its plot behind a five bar gate, Well Cottage is a stylish detached three-bedroom house which has been modernised and extended to create a well-proportioned contemporary home.

Accessed via a large welcoming entrance hall, an impressive open plan kitchen/dining room has been fitted with a stylish Howdens kitchen providing numerous base level units with solid oak and granite surfaces, a double butler sink and integrated dishwasher. Attractive Dijon tumbled limestone flooring has been laid throughout with bi-fold doors leading on to a sandstone sun terrace.

In addition to this, a utility room, fully tiled family bathroom and double aspect sitting room with attractive exposed brickwork along one wall, gives the downstairs accommodation a pleasing and practical layout.

On the first floor, a spacious landing space provides access to three double bedrooms and a shower room. We understand the loft is part boarded.

Outside lies a shingle drive offering ample off-road parking with a five bar gate and side access through to the fully enclosed rear garden with sun terrace and BBQ area.

During their ownership current owners have created a home office and store room with electricity connected.

## A STYLISHLY PRESENTED FAMILY HOUSE CONVENIENTLY LOCATED NORTH OF COLCHESTER WITH OUTBUILDINGS PARKING AND GARDENS





### Location

Located in the Mile End area of Colchester, this property offers easy access to the A12 and Colchester North Station providing mainline links to London. Furthermore, it falls within the catchment area for the city's highest regarded schools, and is minutes away from Colchester hospital.

### EPC Rating

Current D (65). Potential C (80).

### Services

We understand all main services are connected.

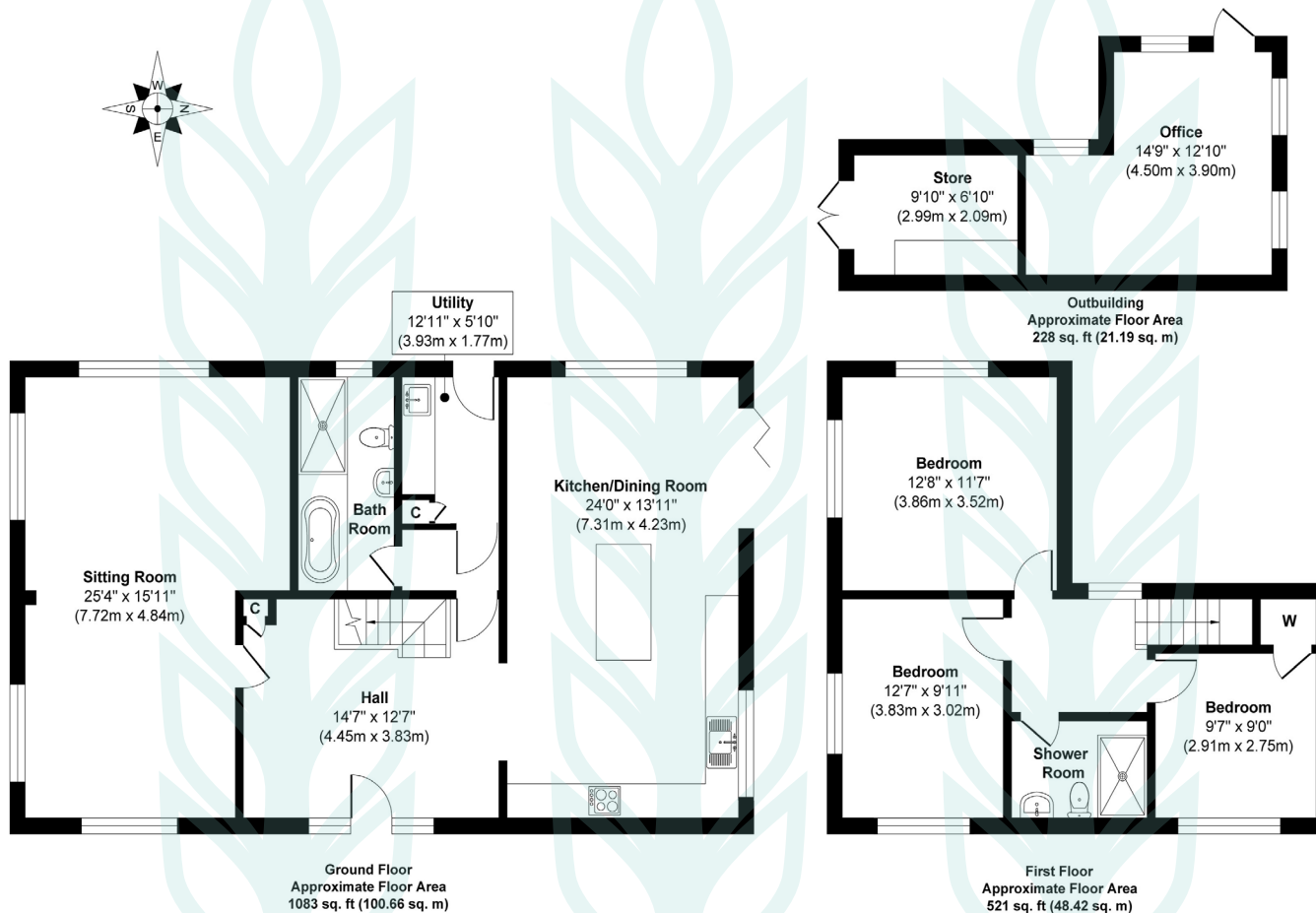
### Local Authority and Council Tax

Colchester City Council  
Band D (2024)





# 7 Studd's Lane, Colchester, CO4 5EJ



**Approx. Gross Internal Floor Area 1604 sq. ft / 149.08 sq. m.**  
**Approx. Gross Internal Outbuilding Area 228 sq. ft / 21.19 sq. m.**  
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## Chapman Stickels

The Corn Exchange,  
Market Place,  
Hadleigh,  
Suffolk,  
IP7 5DN

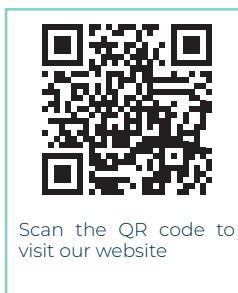
info@chapmanstickels.co.uk  
www.chapmanstickels.co.uk

01473 372 372

## All enquiries:

**Benedict Stickels**  
ben@chapmanstickels.co.uk

**Cleo Shiel**  
cleo@chapmanstickels.co.uk



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