

- Charming Grade II listed cottage
- Sympathetically refurbished
- Popular Stoke by Nayland location
- Modern style kitchen
- Contemporary 'wet room'
- Inglenook fireplace with wood burner
- Upstairs toilet
- Garden with studio
- Off-road parking
- Walking distance of local amenities and Gastro pubs



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Church Street  
Colchester, Essex, CO6 4QH

£375,000  
: Deposit  
: Available Date

87 Crouch Street  
Colchester  
Essex  
CO3 3EZ

<http://www.greenwoodpc.co.uk>  
info@greenwoodpc.co.uk  
01206 616820

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements





## Property Description

Welcome to Beech Cottages, nestled in the charming village of Stoke By Nayland, this delightful Grade II listed, Elizabethan cottage on Church Street dates back to 1595 and offers a perfect blend of period charm and modern living. Spanning 730 square feet, the property features two well-proportioned bedrooms and a stylish bathroom, making it an ideal retreat for couples or small families.

Upon entering, you will be greeted by a beautifully renovated interior that has been completed to an exacting standard, showcasing the cottage's original character while providing all the comforts of contemporary living. The inviting reception room serves as a warm and welcoming space, perfect for relaxation or entertaining guests and an Inglenook fireplace, complimented with wood burning stove is perfect for cozy nights in.

There is a further reception room with access onto the garden, a recently installed sleek kitchen with tiled flooring and BOSH oven and hob. Off this is the contemporary 'wet room' shower room. The first floor has two double bedrooms and a handy cloakroom. The property has electric heating, mains water and drainage connected.

**Outside**  
There is a lovely low maintenance garden to the rear with patio area for seating, perfect for alfresco dining and entertaining. Also a studio which could potentially be an outdoor office or garden room.



There is a right of access over this garden from the neighbouring properties.

For those with a vehicle, the property offers off-road parking at the front, adding to the convenience of this charming home.

### Location

The cottage is ideally situated in a picturesque countryside location, allowing residents to enjoy the tranquility of rural life while still being within easy reach of local amenities. Just a short stroll away, you will find two popular gastro pubs, perfect for enjoying a meal or a drink with friends and family.

Whether you are seeking a peaceful retreat or a vibrant community atmosphere, this beautiful period cottage in Stoke By Nayland is sure to impress. Don't miss the opportunity to make this enchanting property your own.

