

oakheart

£500,000

Mill Lane, Birch, Colchester



"Lilac Cottage" is a charming residence nestled in the heart of the sought-after village of Birch, conveniently located southwest of Colchester. This delightful property, believed to have origins tracing back to the early 19th century, has undergone significant modifications and expansions over time, resulting in a spacious and thoughtfully designed family dwelling.

Upon entry, you are greeted by a warm and inviting ambience throughout the well-appointed interior. The ground floor features a selection of versatile living spaces, including a cosy lounge perfect for relaxation, a formal dining room ideal for entertaining guests, a sitting room area offering a comfortable retreat, and a dedicated study providing ample space for work or leisure pursuits. Additionally, a utility room offers practicality, while the expansive kitchen/diner serves as the heart of the home, boasting modern amenities and ample room for culinary endeavours.

Ascending to the first floor, the accommodation comprises three bedrooms, two being double in size, with a further office / fourth being a single bedroom. The principal bedroom benefits from the luxury of an en-suite bathroom. Completing the accommodation is a well-appointed family bathroom, ensuring convenience for residents and guests alike.

Externally, Lilac Cottage is gracefully positioned back from the quaint Mill Lane, surrounded by a meticulously maintained garden brimming with vibrant flora. The outdoor space includes areas of lush lawn, offering the perfect setting for outdoor relaxation, recreation, and alfresco dining during warmer months.

**Agents Note:**

The EPC is being updated, as this was done before a lot of work was carried out on the property.

























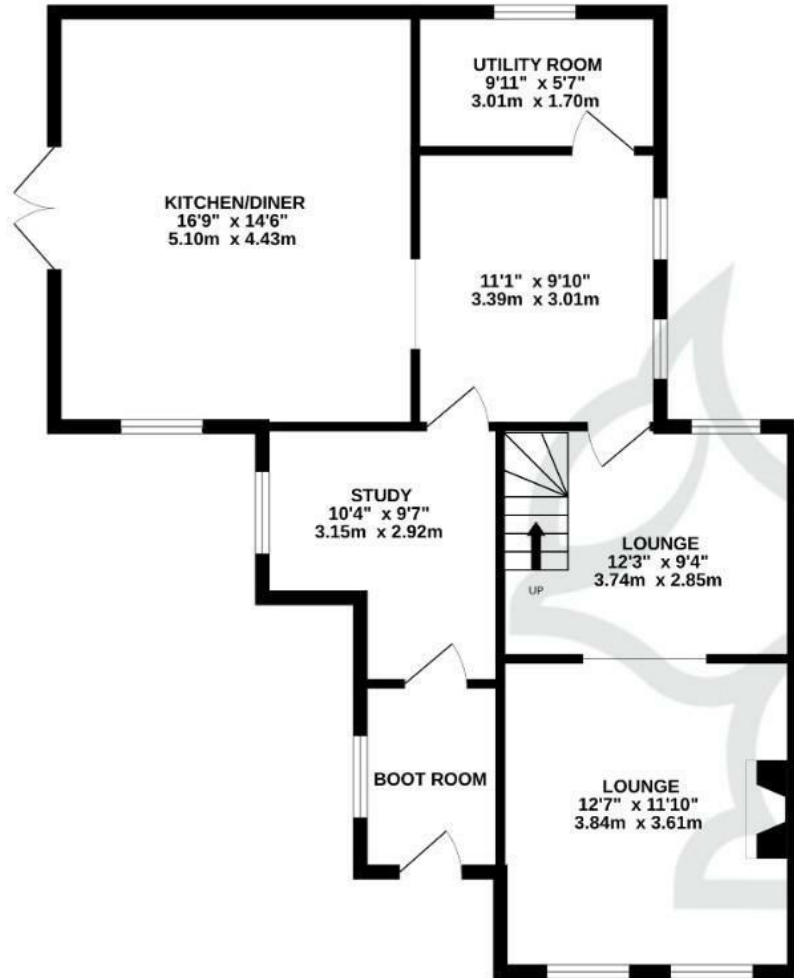




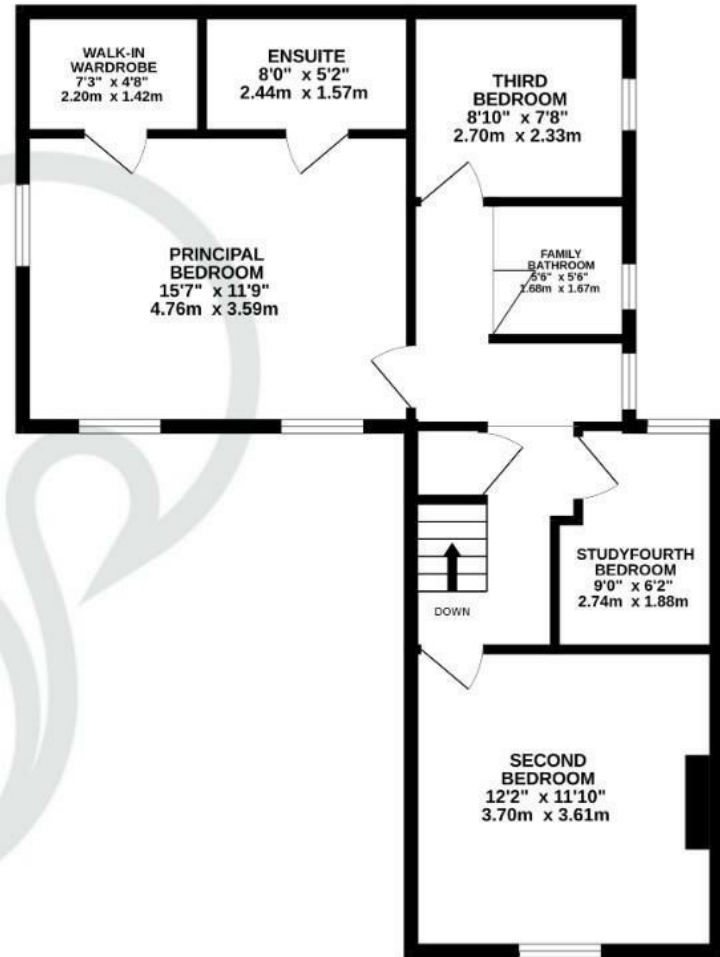




GROUND FLOOR  
789 sq.ft. (73.3 sq.m.) approx.



1ST FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1452 sq.ft. (134.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

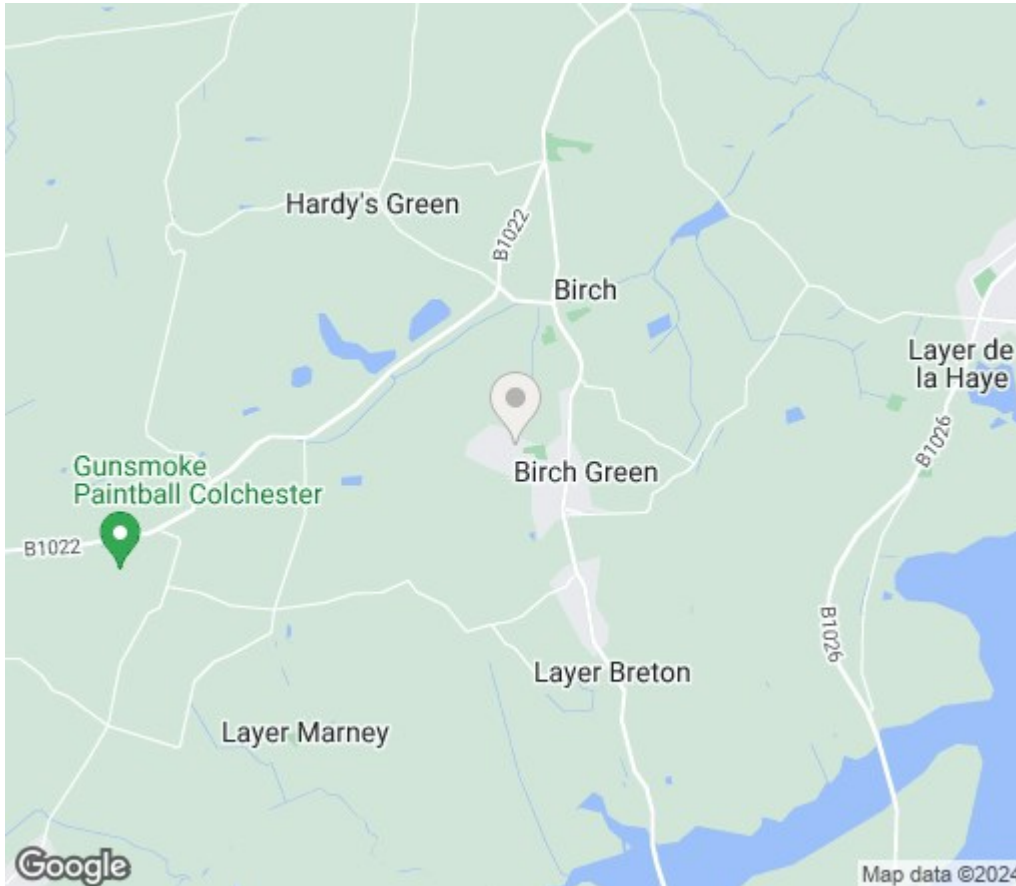
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Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
D



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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