



Countess Cross Cottages, Countess Cross, Colne Engaine CO6 2HT

welcome to

Countess Cross Cottages, Countess Cross, Colne Engine

Situated in a rural location overlooking fields is this well presented semi detached four bedroom home. Kitchen / diner, utility room, lounge, snug and cloakroom. Bathroom and ensuite on the first floor. Large rear garden, detached double garage and ample off road parking.



Entrance Hall

Front door into. Window to side, stairs rising to first floor, window to front and radiator.

Cloakroom

Low level w.c, and wall mounted wash hand basin.

Lounge

18' 3" max x 12' 5" max (5.56m max x 3.78m max)
Double doors to rear. Radiator and wood burning stove on a slate hearth.

Snug

12' 9" max x 9' 9" max (3.89m max x 2.97m max)
Window to front, feature fireplace and radiator.

Kitchen / Diner

14' 6" max x 24' 3" max (4.42m max x 7.39m max)
Window to front, window to rear and two windows to side. Butler sink with adjoining wooden work surfaces, Under cupboards, drawers, base units and tiled splashbacks. Integrated appliances include dishwasher, gas cooker with electric oven and extractor over. Tiled flooring and space for American style fridge/freezer.

Utility Room

9' 1" x 6' (2.77m x 1.83m)
Window to rear and door to rear. Space and plumbing for washing machine and tumble dryer. Worksurface, single sink, cupboard and tiled flooring. Floor standing boiler and large storage cupboard.

Pantry

Tiled flooring, shelved with water softener.

First Floor

Landing

Access to loft, window to front, radiator and airing cupboard.

Bedroom One

14' 6" max x 14' 7" max (4.42m max x 4.45m max)
Dual aspect. Windows to front and side. Radiator and wardrobe space.

Ensuite

Three piece suite. Low level w.c, shower, wash hand basin, wall mounted boiler, heated towel rail and window to side.

Bedroom Two

13' 1" max x 10' 1" max (3.99m max x 3.07m max)
Window to front. Original feature fireplace and radiator.

Bedroom Three

12' 6" x 11' 4" (3.81m x 3.45m)
Window to rear. Field views, original feature fireplace and radiator.

Bedroom Four

8' 4" x 7' 9" (2.54m x 2.36m)
Window to front and radiator.

Bathroom

Three piece suite. Low level w.c, pedestal wash hand basin. 'P' shaped bath with shower over, heated towel rail and window to rear.

Exterior

Front

Large gravel driveway offering off road parking for numerous vehicles.

Detached Double Garage

Power and light connected and storage room above.

Rear Garden

Stunning far reaching field views to rear. Paved area leading onto lawn. Brick built shed.



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welcome to

Countess Cross Cottages Countess Cross, Colne Engaine

- Well presented semi detached home
- Four bedrooms
- Bathroom, ensuite and downstairs cloakroom
- Kitchen / Diner & cloakroom
- Lounge & snug

Tenure: Freehold EPC Rating: B

offers in excess of

£525,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGS105329 - 0002

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