



**Upper Street, Stratford St. Mary, Colchester, CO7 6LW**



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**Upper Street, Stratford St. Mary, Colchester**

This delightful detached property, nestled in the popular village of Stratford St Mary, boasts charming period features exuding character & history. Dating back to the 1600s, the home offers generously proportioned living spaces, 4 bedrooms, enchanting garden, parking & electric charging point.



**Located in the heart of Constable Country within the picturesque Dedham Vale, this property enjoys breathtaking surroundings complemented by local amenities.**

**The village offers a farm shop and café, petrol station, inviting public houses with a rich coaching history, a 15th-century church steeped in heritage, and a well-regarded primary school.**

**The tranquil River Stour flows through the village, creating opportunities for serene walks and kayaking adventures.**

**Despite its peaceful setting, the home benefits from excellent transport links, including quick access to the A12 and a nearby mainline train station in Manningtree, ensuring connectivity to urban hubs.**

**Perfectly blending history, charm, and modern accessibility, this property is a true gem.**

**Entrance Door To:**

### **Hallway**

8' 2" x 7' 2" ( 2.49m x 2.18m )

Stone floor, stairs to first floor, radiator, double glazed sash window to front, door to Dining Room.

### **Dining Room**

16' 3" x 10' 1" max ( 4.95m x 3.07m max )

Double glazed windows to side, stone flooring, radiator, door to Kitchen, doorway to:

### **Living Room**

15' 10" x 14' 5" + door recess ( 4.83m x 4.39m + door recess )

Double glazed sash window to front, stripped pine flooring, feature beams, inset inglenook fireplace with brick hearth and oak bressumer over, radiator, alcoves to kitchen.

### **Kitchen / Family Room**

17' 8" max x 16' 3" max ( 5.38m max x 4.95m max )

#### **Kitchen Area**

Comprising range of light base and eye level units, wooden work surfaces, inset butler sink unit, water softener, space for range style cooker with extractor hood over, tiled splashbacks, under unit lighting, space for dishwasher, ceiling spotlights and feature beams, stone flooring.

#### **Family /Dining Area**

Double glazed windows to rear, double glazed French doors to rear, stone flooring, inset spotlights, radiator, door to:

#### **Utility / Cloakroom**

10' x 9' 8" max ( 3.05m x 2.95m max )

Double glazed window to rear, wooden work surfaces, inset butler sink unit, spaces for fridge + freezer + washing machine, low level w.c., large storage cupboards.

### **First Floor Accommodation**

#### **Landing**

Double glazed window to rear, built-in airing cupboard, doors to:

#### **Master Bedroom**

16' 3" max x 14' 10" max ( 4.95m max x 4.52m max )

Double glazed window to front, radiator, feature beams to one wall, built-in floor to ceiling double wardrobes, door to:

#### **En Suite**

Tiled shower cubicle, low level w.c., vanity wash hand basin with tiled splashback, tiled floor, feature beams.

#### **Bedroom Two**

16' 3" x 9' max ( 4.95m x 2.74m max )

Double glazed windows to front and side, built-in cupboard housing gas boiler, radiator.

#### **Bedroom Three**

10' 10" x 9' 10" ( 3.30m x 3.00m )

Double glazed windows to side and rear, radiator, exposed beams.

#### **Bedroom Four**

12' x 7' 9" ( 3.66m x 2.36m )

Double glazed window to rear, radiator, sloping ceiling.

#### **Bathroom**

White suite comprising claw foot bath with shower over and screen, low level w.c. and pedestal wash hand basin, tiled splashback, tiled floor, radiator.

#### **Outside**

There is a driveway to the side of the property providing off road parking for two cars as well as electric car charging point. There is side access to the rear garden.

There is a mature rear garden which is generous in size, commencing with paved patio which is accessed via French doors, and being all enclosed by brick wall. The remainder is laid to lawn with shrubs, trees and flower beds. There is a further paved seating area to the rear. There is a large shed measuring 21' 3 x 8' 2 (6.5m x 2.5m) with power available.

#### **Agents Note**

The vendors have advised us that they have recently re-roofed the property.

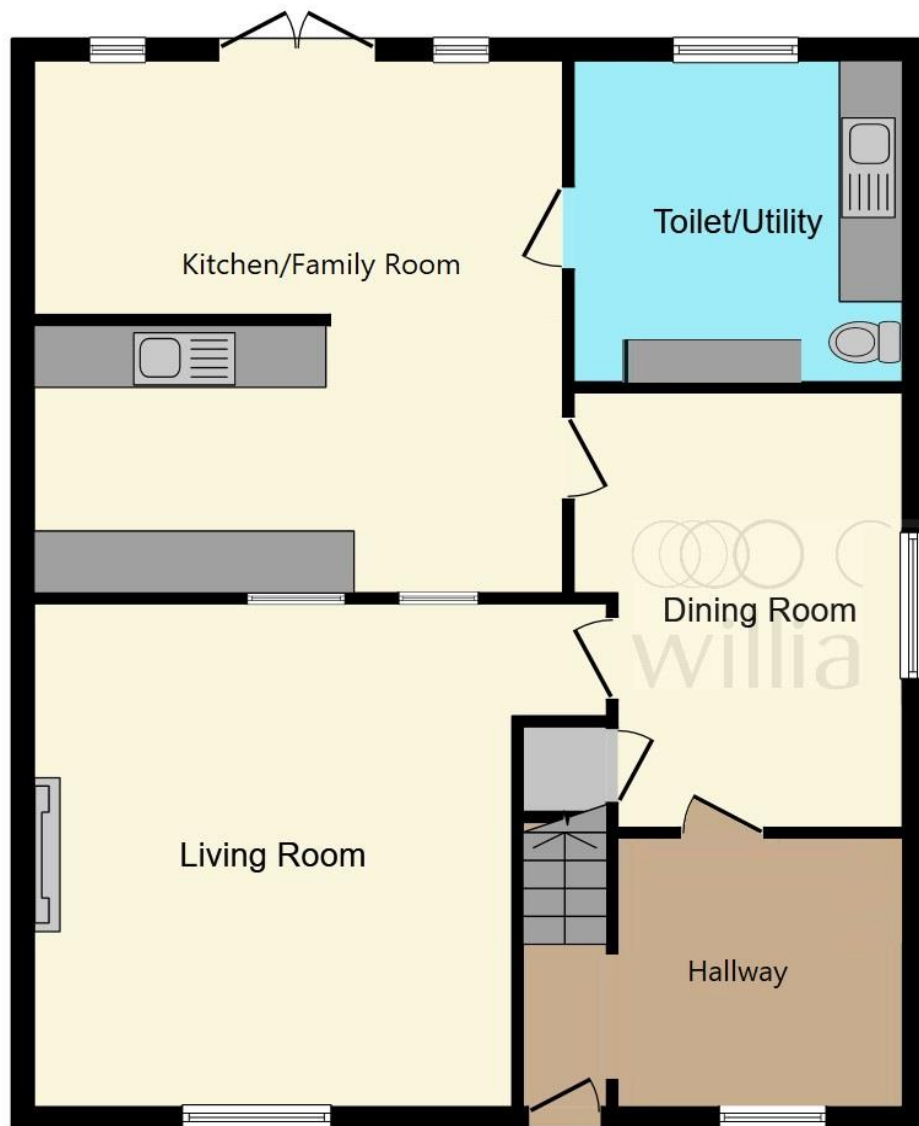


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**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)







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## **Upper Street, Stratford St. Mary, Colchester**

- Detached Character Property
- Spacious Living Accommodation
- Four Bedrooms
- En Suite & Family Bathroom
- Off Road Parking
- Lovely Enclosed Rear Garden
- Stunning Surrounding Countryside & River

Tenure: Freehold EPC Rating: Awaited



offers in excess of

**£550,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CCS120447 - 0003

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