



**Vernons Wing**  
**Chappel, Essex**

DAVID  
BURR





# Vernons Wing, Vernons Road, Chappel, Colchester, Essex, CO6 2AG

Chappel is conveniently located, approximately 7 miles northwest of Colchester. The village benefits from a shop, which is within walking distance and Chappel Primary School, awarded Ofsted 'good' rating in 2017. More comprehensive educational, commercial and recreational facilities can be found in Colchester, which also has a fast intercity train direct to London Liverpool Street Station (45 minutes) or from Marks Tey (3 miles). Chappel itself is best known for its brick viaduct, which forms a striking approach to the village. The village is surrounded by undulating picturesque countryside with good walking and riding opportunities. The A12 is easily accessed to the south (3 miles).

Forming a wing of a Grade II listed 16th century residence, subdivided to create a unique enclave of individual properties set amidst unspoiled surrounds located on the periphery of the highly regarded North Essex village of Chappel. Lying within easy access of Chappel and Wakes Colne railway station in addition to the well-served village of Bures with its range of public houses, primary school, tea room and branch line railway station. A unique, distinctive market opportunity arranged via a three-bedroom wing of the 16th century house in addition to an open aspect, contemporary style annexe that has ideal scope for self-contained living accommodation, ancillary/annexe accommodation or those requiring an independent entertaining space. The principal residence is arranged via two ground floor reception rooms, interlinking with a fitted kitchen, utility room and cloakroom. Three generously proportioned first floor bedrooms are enhanced by a separate family bathroom and courtyard style garden, enjoying a rural position whilst retaining excellent road and rail links, the detached annexe benefits from gated private parking and its own gardens, enjoying an unspoiled aspect with far reaching views across open countryside.

## **A three-bedroom wing of a significant 16th century period home in addition to a detached one-bedroom annexe. Both properties benefit from parking, courtyard garden to the principal residence, a separate garden to the annexe and an outstanding aspect amidst rural surrounds.**

A timbered door with stain glass panelling opening to:

**ENTRANCE HALL:** (2.67m x 1.42m) With UPVC framed casement window range to front, terracotta tiled flooring and timber door with leaded light panelling opening to:

**INNER HALL:** (2.67m x 1.42m) With staircase rising to first floor, door to useful understair storage recess and frosted glass panelled door opening to:

**SITTING ROOM:** (5.18m x 3.47m) Afforded a dual aspect with casement windows to side and panel glazed doors to rear, a central

fireplace with dual sided wood burning stove, oak mantel over and step down to:

**DINING ROOM:** (4.62m x 3.92m) With timber framed sash windows to rear, archway opening to the sitting room and a dual sided fireplace. Opening to:

**KITCHEN:** (2.41m x 1.92m) Fitted with an extensive range of base and wall units with preparation surfaces over and tiling above. A two-door AEG oven benefits from a grill above, four-ring hob, extraction above, stainless steel single sink unit with vegetable drainer to side and mixer tap over. Further fitted appliances include a full height fridge/freezer, space



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for a dishwasher and a range of open fronted racking and shelving. Stripped wood effect flooring throughout and a frosted glass timbered panel door opening to:

**UTILITY ROOM:** (2.42m x 1.92m) Fitted with a matching range of base and wall units with frosted glass timber door to front, also housing oil fired boiler. Door to:

**CLOAKROOM:** (1.44m x 1.35m) Fitted with a ceramic WC, wash hand basin within a floating unit and fully tiled, separately screened heated towel radiator. Frosted sash window to front and inset secondary glazing.

## First floor

**LANDING:** (8.82m x 0.90m) With casement window range to front. The landing spans the width of the property with picture rail, hatch to the loft and panelled door to:

**BEDROOM 1:** (5.91m x 3.61m) With timber framed sash windows set across the rear elevation, plantation shutters, fitted wardrobe, linen store and recessed shelving. A substantial bedroom suite with coving and benefiting from far-reaching views.

**BEDROOM 2:** (3.61m x 3.60m) Afforded a dual aspect with timber framed sash window to side and rear, fitted wardrobes with attached hanging rail and picture rail.

**BEDROOM 3:** (3.05m x 2.60m) With sash window to side and picture rail.

**FAMILY BATHROOM:** (2.53m x 2.16m) Fully tiled and fitted with a ceramic WC, wash hand basin within a floating unit, a sunken bath with tiling above and fully tiled, separately screened shower with mounted and

handheld shower attachments, recessed shelving and wall mounted heated towel radiator.

## Outside

The property is accessed by a shared approach road with parking set immediately beside the property and a courtyard style garden to rear with established border planting and providing an ideal alfresco dining area.

## The Annexe

Set beneath a reclaimed, pitched, clay-tiled roofline with velux skylights and behind a timber clad exterior. A standalone, detached annexe ideally suited for those requiring multi-generational living accommodation, self-contained annex/ancillary accommodation, occasional guest accommodation or a party space with its own private garden and bi-folding doors across the rear terrace.

Panel-glazed oak stable door opens to:

**SITTING ROOM/DINING ROOM:** (7.09m x 4.85m) A bright, open aspect space with velux windows to rear, casement windows and aluminium framed bi-folding doors set across the rear elevation. With a flagstone, porcelain-tiled flooring throughout, underfloor heating and a four-sided, centrally positioned wood-burning stove set on a brick plinth with extraction flu running through the roofline. A range of LED spotlights and affording an outstanding aspect across the rear terrace and gardens beyond. Opening to:

**BATHROOM:** (3.68m x 1.92m) Fitted with a ceramic WC, wash hand basin within a fitted base unit, bath with tiling above and a fully tiled, separately screened shower unit with both mounted and handheld shower attachments. Timber framed sash window to side and wall mounted heated towel radiator.

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The outside space of the garden is arranged by a porcelain tiled terrace with a covered seating area, a brick and timber central set of steps with border planting rises to a single expanse of lawn with fledgling trees, a parking area to side with gated access and a timber framed external store. Offering an unspoiled aspect with far-reaching views across the landscape beyond.

**SERVICES:** Mains water and electricity are connected. Shared private drainage. Oil fired heating/ LPG Heating. **NOTE:** None of these services have been tested by the agent

**EPC RATING:** N/A.

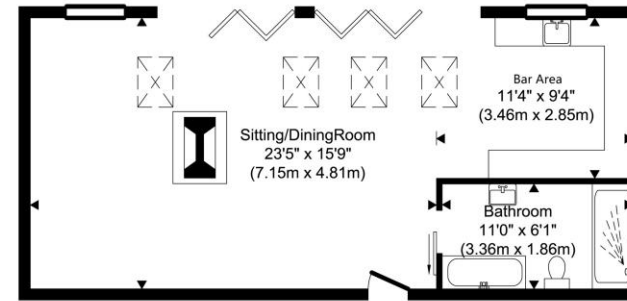
**LOCAL AUTHORITY:** Colchester City Council, 33 Sheepen Road, Colchester, Essex, CO3 3WG (01206 282222). **BAND:** D.

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

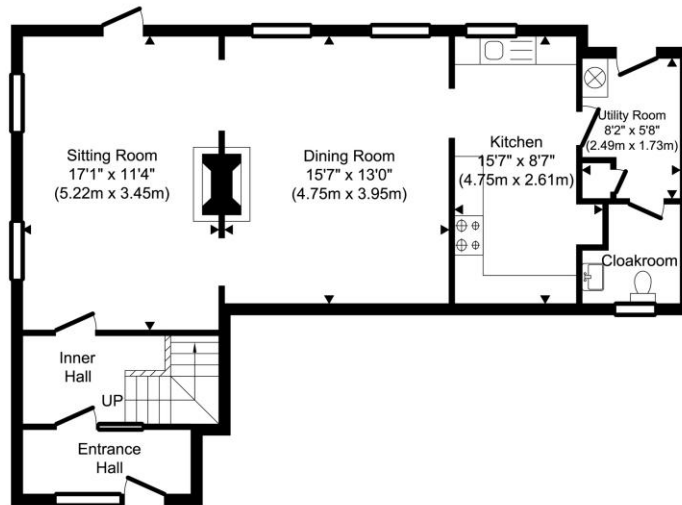
**VIEWING:** Strictly by prior appointment only through DAVID BURR.



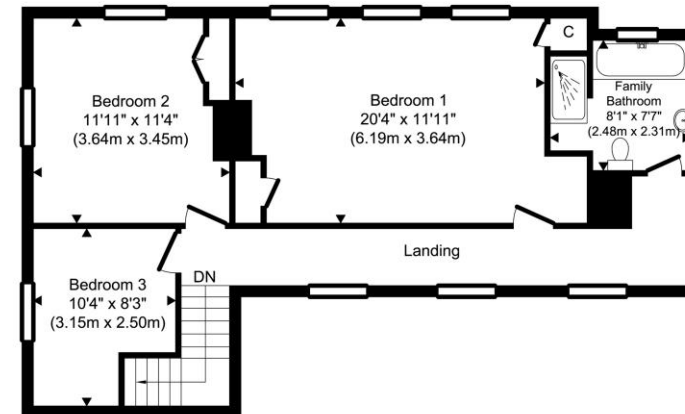
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Outbuilding  
Approximate Floor Area  
547.99 sq. ft.  
(50.91 sq. m)



Ground Floor  
Approximate Floor Area  
702.77 sq. ft.  
(65.29 sq. m)



First Floor  
Approximate Floor Area  
667.00 sq. ft.  
(62.00 sq. m)

TOTAL APPROX. FLOOR AREA 1918.00 SQ.FT. (178.20 SQ.M.)  
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