



DAVID
BURR

Rainbow Cottage
Chappel, Essex



Rainbow Cottage, The Street, Chappel, Colchester, Essex, CO6 2DD

Chappel is conveniently located, approximately 7 miles northwest of Colchester. The village benefits from a pub/restaurant, shop and Chappel Primary School, awarded Ofsted 'good' rating in 2017. Chappel also has a train station that is on the Sudbury to Marks Tey line, allowing easy access to London in around an hour. 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). 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).

This attractive detached period family home offers plenty of space and versatility. The generous living accommodation incorporating five bedrooms and four reception rooms makes for a comfortable family life. Originally two cottages and still retaining two staircases and bathrooms to either side the property lends itself very well for multigenerational living or the hosting of guests. Ideally located centrally in the village with views towards the iconic viaduct and within short walking distance of the train station, village pub/restaurant, primary school and village shop.

A versatile detached period family home with in the centre of the popular village of Chappel within a short walk to local restaurant/pub, train station, village shop and primary school. Also ideal for multi-generational living

Front entrance door leading to:

ENTRANCE HALL: With brick flooring and coats cupboard. Exposed timber stud work.

SITTING ROOM: (5.2m x 4.6m) With plenty of character including exposed timbered ceilings and studwork to walls, brick fireplace with inset multi-fuel burning stove and brick hearth. Double glazed sash window to front, additional open studwork to inner hallway, stairs to the first floor, and door to:

KITCHEN: (3.9m x 3.6m) With part vaulted ceiling with impressive timber support the kitchen is fitted with quality solid wood base units and wall mounted cabinets. Belfast sink with mixer tap and wooden flanking worktop with drainer, space and plumbing for washing machine and tumble dryer, space for range master oven, tiled flooring, stable style door to the garden and double glazed window to the rear with views over the rear garden.

INNER LOBBY: Oil fired boiler, tiled flooring, door to:

GROUND FLOOR BATHROOM: (2.1m x 1.8m) Fitted with a suite comprising corner bath with mixer tap thermostatic mixer shower over, pedestal wash basin, close coupled WC, tiled splashback, tiled flooring, exposed ceiling stud work, double glazed window to the rear.

DINING ROOM: (4.7m x 3.3m) An atmospheric room with exposed ceiling timber work, brick fireplace and hearth, shelving, wall lighting, cast iron radiator and double-glazed sash window to the front.

SNUG: (5.4m x 3.3m) A cosy dual aspect room with double glazed sash windows to the rear and side, fireplace, cupboard housing an oil fired boiler, staircase to first floor and doors to the garden and to:

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OFFICE/FAMILY ROOM: (3.6m x 3.4m) Versatile space with brick fireplace and hearth, double glazed sash window to the front, cast-iron radiator and beautiful exposed ceiling timbers in a herringbone pattern.

CLOAKROOM: Fitted with close coupled WC, wash hand basin, double glazed sash window to the side.

First floor

LANDING: Once again there is a wealth of exposed studwork, built-in storage cupboards over the stairs and doors to:

BEDROOM 1: (3.3m x 3.1m) Dual aspect double glazed sash window to the side and rear, cast iron radiator, fireplace with oak mantle and useful storage cupboard.

BEDROOM 2: (3.4m x 2.5m) Double glazed sash windows to the front, cast iron radiator.

BEDROOM 3: (4.6m x 3.1m) Double glazed sash window to the front with a fine glimpse of the viaduct, cast iron radiator.

BATHROOM: (2.3m x 1.8m) A modern bathroom fitted with a double ended bath and shower over, heritage style Savoy pedestal wash basin, close coupled WC, tiled flooring and walls, some exposed timbers, and double-glazed sash window to the side.

SECOND LANDING:

This landing is accessed via a staircase from the sitting room. With double glazed sash window to the front, viaduct views, doors to:

BEDROOM 4: (3.6m x 2.7m) Velux window to rear, radiator and sloping timber roof line.

BEDROOM 5: (3.7m x 2.4m) Double glazed sash window to the front, radiator, two built-in double wardrobes and cupboard housing hot water cylinder tank.

Outside

The property benefits from off street parking to the left-hand side with a gate leading to the large rear garden.

There are several lawn areas with a central established shrub bed, paved patio area and a further area housing the hot tub (available via separate negotiation). To the rear is a large summer house currently utilised as a gym with power and light connected and a further garden shed. Exterior lighting and power are available. The garden is enclosed by timber fencing to the sides and an attractive wall to the rear.

TENURE: Freehold

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

EPC RATING: E. A copy of the energy performance certificate is available on request.

WHAT3WORDS: ///olive.rectangular.accent

LOCAL AUTHORITY: Colchester City Council, Rowan House, 33 Sheepen Road, Colchester, Essex, CO3 3WG · (01206 282222).

BAND: F.

VIEWING: Strictly by prior appointment only through DAVID BURR.

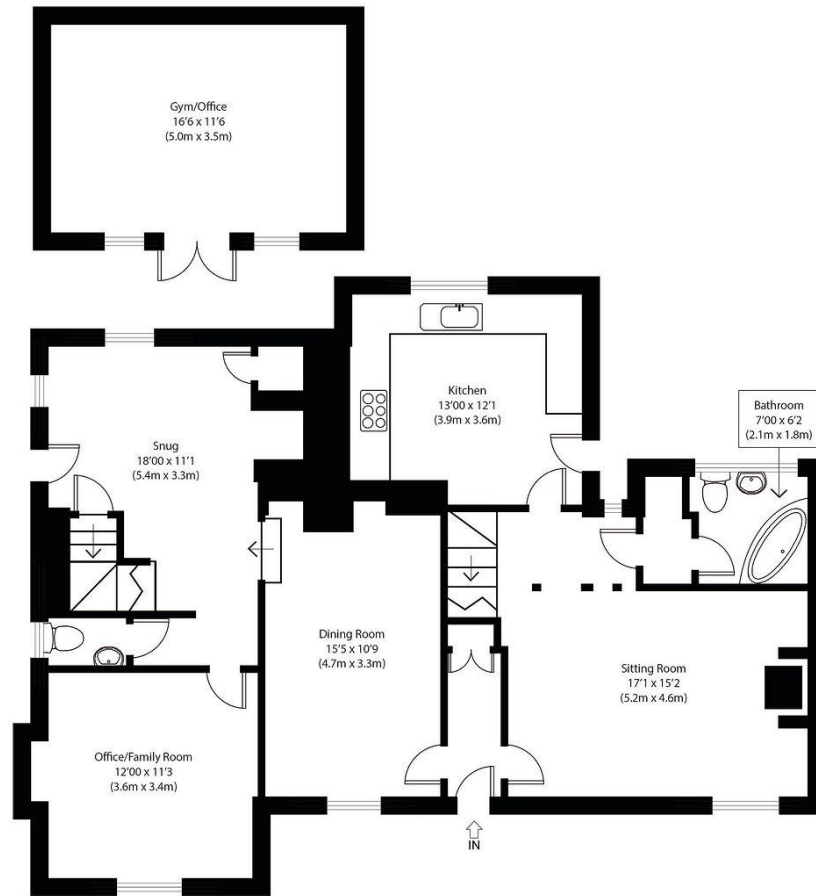
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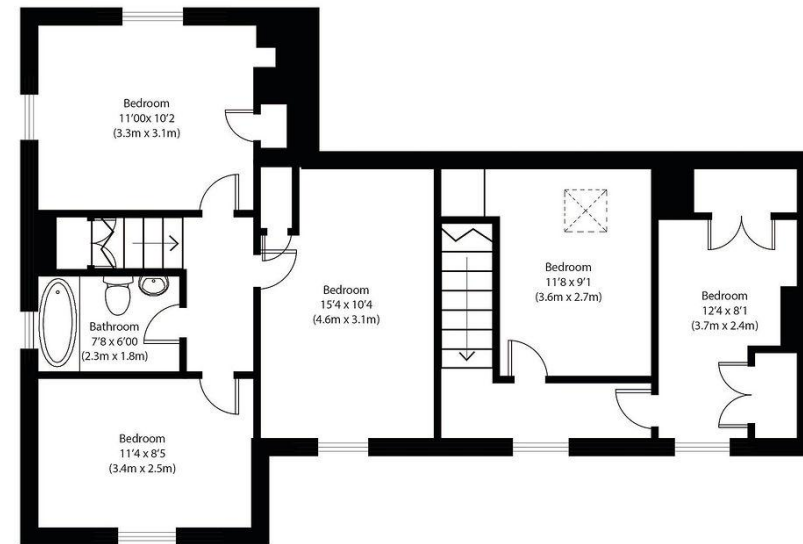


Ground Floor

Approximate Gross Internal Area
Main House 1835 sq ft (170 sq m)
Outbuilding 195 sq ft (18 sq m)
Total 2030 sq ft (189 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

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First Floor



