



DAVID
BURR

PRIMROSE COTTAGE,
CHAPPEL, ESSEX

Marks Tey Station 4 miles, train journey time to London Liverpool Street from 52 minutes. A12 4 miles, Chappel Branch line station 0.8 miles. Stansted Airport approximately a 40-minute drive.

- A detached Victorian home with approx. 1,450 sq ft of beautifully appointed accommodation
- Three double bedrooms including two with en-suite facilities
- Underfloor heating to the ground floor via eco-efficient air source heat pump
- Dual-sided wood burning stove and engineered oak flooring throughout ground floor
- Open-plan kitchen/dining/living area with granite surfaces and integrated Siemens appliances
- Principal suite with Juliet balcony, fitted wardrobes, and rolltop bath
- Separate utility room and ground floor cloakroom for added convenience
- Partly walled and well-screened rear garden with Indian sandstone terrace
- Attached single garage with light and power, plus tandem private driveway parking
- Central location within the desirable village of Chappel, near Chappel Viaduct
- Within walking distance of village amenities including shop, pub, and school
- Excellent transport links nearby via road and rail, ideal for commuters

PRIMROSE COTTAGE

Chappel, Essex

Primrose Cottage is a beautifully extended and meticulously finished three-bedroom detached Victorian home in the sought-after village of Chappel, offering spacious open-plan living, two en-suites, underfloor heating, and a stunning kitchen with high specification finishes. Perfectly positioned near the iconic Chappel Viaduct and within walking distance of village amenities, it also benefits from excellent road and rail links, a private garden, garage, and off-street parking.



SITUATION

Positioned within the charming and highly sought-after village of Chappel, Primrose Cottage benefits from a peaceful and picturesque setting, nestled beside the iconic Chappel Viaduct and within walking distance of the village's key amenities. These include a well-stocked village store and post office, the popular Swan public house, and the village primary school, all of which contribute to a vibrant and welcoming community feel. The property offers an enviable balance of rural charm and modern convenience.

Chappel is well connected by both road and rail, making it a highly desirable location for commuters and those seeking countryside living without sacrificing accessibility. With regular train services to London Liverpool Street from nearby Marks Tey and easy access to Colchester and the A12, the property is ideally positioned for both local and longer-distance travel. The surrounding countryside offers stunning walks, vineyard visits, and local events, adding to the appeal for families, professionals, and downsizers alike.

DESCRIPTION

Nestled in the heart of the much-admired village of Chappel, Primrose Cottage is a beautifully extended and impeccably presented three-bedroom detached Victorian residence. Offering approximately 1,450 sq ft of refined accommodation, this unlisted period home strikes the perfect balance between character features and high-spec contemporary design. With two en-suite bedrooms, open-plan living areas, and a peaceful partly-walled garden, the property is ideally suited to professional couples, downsizers, or those looking to enjoy village life without compromising on modern comforts.

The ground floor has been thoughtfully reconfigured and extended to offer three well-defined yet seamlessly connected reception areas, including a stylish sitting room, elegant dining area, and a spacious kitchen/breakfast room. Featuring engineered oak flooring and underfloor heating throughout, the space is further enhanced by a dual-sided wood burning stove set

within a central fireplace. The bespoke kitchen is fitted with granite worktops, a central island with peninsular unit, integrated Siemens appliances, and part-glass fronted cabinetry – ideal for both everyday living and entertaining. A practical utility room and separate cloakroom complete the ground floor accommodation.

Upstairs, three generously sized double bedrooms include a luxurious principal suite with floor-to-ceiling wardrobes, Juliet balcony, and a stunning en-suite bathroom featuring a rolltop bath and Aqualisa shower. The guest bedroom benefits from its own sleek en-suite shower room, all rooms enjoy excellent natural light and elevated views over the surrounding landscape.

Externally, the property offers an attached garage with light and power, tandem private off-street parking, and a well-maintained, partly-walled rear garden. Indian sandstone paving provides a perfect outdoor entertaining space, while gated side access and mature screening ensure privacy and tranquillity.

IMPORTANT AGENTS NOTE:

The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

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

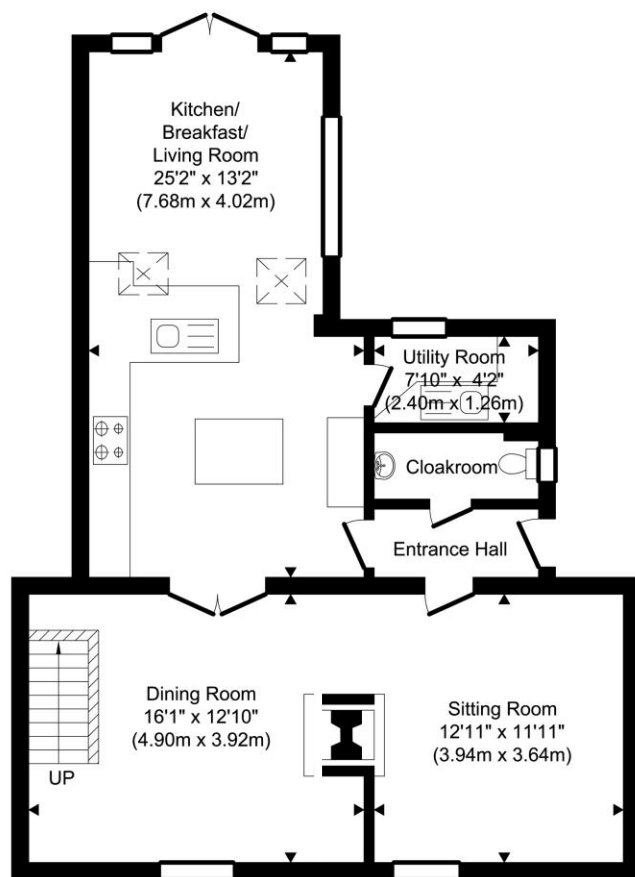
POSTCODE: CO6 2DD

VIEWING: Strictly by prior appointment only through DAVID BURR.

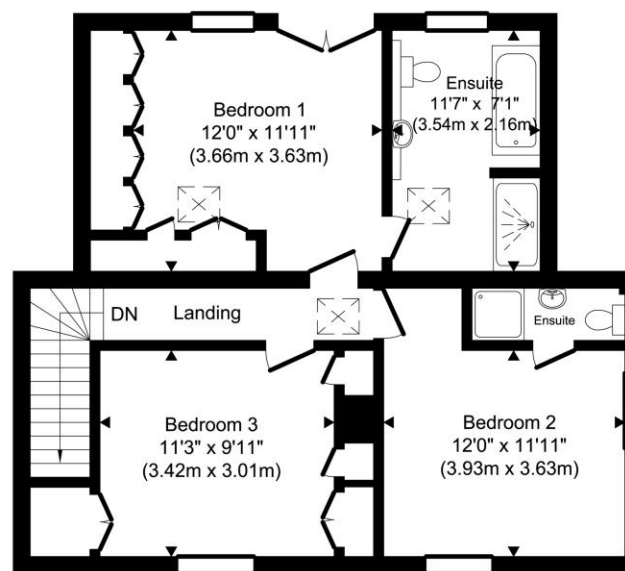
SERVICES: Mains water, drainage and electricity are connected. Air Source Heat Pump (ASHP). **NOTE:** None of these services have been tested by the agent.

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

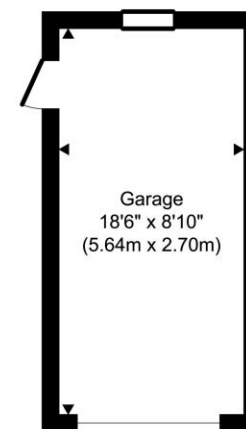




Ground Floor
Approximate Floor Area
786.73 sq. ft.
(73.09 sq. m)



First Floor
Approximate Floor Area
633.34 sq. ft.
(58.84 sq. m)



Outbuilding
Approximate Floor Area
163.82 sq. ft.
(15.22 sq. m)

TOTAL APPROX. FLOOR AREA 1583.90 SQ.FT. (147.15 SQ.M.)

Produced by www.chevronphotography.co.uk © 2025



