



ROSEMARY
COTTAGE

DAVID
BURR

ROSEMARY 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.

- Three-bedroom semi-detached period cottage in the heart of Chappel
- Photovoltaic solar panels with 2kW battery system for efficiency
- Unlisted property combining period charm with modern upgrades
- Mature, cottage-style garden with "secret garden" area
- Spacious sitting room with central fireplace and wood-burning stove
- Fully insulated summer house with power, ideal as office/studio
- Kitchen fitted with shaker-style units and Rangemaster cooker
- Brick-paved driveway with parking for two vehicles
- Dining/family room with vaulted ceiling, flying mullion windows, and double doors
- Excellent village amenities including pub, shop, and community events
- Stylish cloakroom and separate utility room
- Convenient rail and road links to Colchester, Sudbury, and London

ROSEMARY COTTAGE

Chappel, Essex

Rosemary Cottage is a charming three-bedroom semi-detached period home in the sought-after village of Chappel, blending character features with modern touches including a spacious kitchen/family room, wood-burning stove, and energy-efficient solar panels. Outside, the property offers a mature cottage-style garden with summer house, private parking, and excellent access to local amenities, countryside walks, and rail links to London.



SITUATION

The cottage enjoys an idyllic position within the picturesque village of Chappel, well known for its beautiful countryside setting and historic viaduct. Chappel benefits from a strong community atmosphere, with a well-regarded local pub, village shop, and regular events that celebrate its heritage and rural charm. The nearby River Colne and surrounding footpaths provide excellent opportunities for walking, cycling, and enjoying nature.

Despite its tranquil location, Chappel offers excellent connectivity. The village is within easy reach of Colchester and Sudbury, offering a wide range of shopping, dining, and cultural amenities. For commuters, Chappel and Wakes Colne station provides regular services to London Liverpool Street via Marks Tey, while the A12 and A120 are also accessible for road links across Essex and beyond. Families will also appreciate the choice of well-regarded schools in the surrounding area.

DESCRIPTION

Rosemary Cottage is a delightful three-bedroom semi-detached period home, brimming with character and charm, and enviably situated within the sought-after village of Chappel in North Essex. This unlisted property combines traditional features with carefully considered modern enhancements, offering versatile and stylish accommodation ideal for both family life and entertaining.

The property opens into a welcoming entrance hall with Karndean flooring and fitted storage, leading into a spacious sitting room featuring a central fireplace with brick hearth and wood-burning stove, flying mullion windows, and newly installed PVC frames. At the heart of the home, the kitchen is fitted with shaker-style units, a Rangemaster oven, and LED spotlights, flowing seamlessly into a bright dining/family room. This impressive rear extension boasts open-fronted bookshelves, a vaulted ceiling, and flying mullion windows, complemented by double doors opening onto the garden. A smart cloakroom and a separate utility room complete the ground floor.

Upstairs, there are three comfortable double bedrooms, a family bathroom, and generous loft storage. Practical energy-efficient features include ten photovoltaic solar panels with a 2kW battery system, reducing energy costs and the property's environmental footprint.

Externally, Rosemary Cottage enjoys an established cottage-style garden with mature planting, a charming "secret garden," and an insulated summer house with power, perfect for a home office or studio. A rear terrace provides a lovely setting for outdoor dining, while a brick-paved frontage offers off-road parking for two vehicles. Additional features include a covered well, gated side access, and external electricity points.

POSTCODE: CO6 2AD

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.

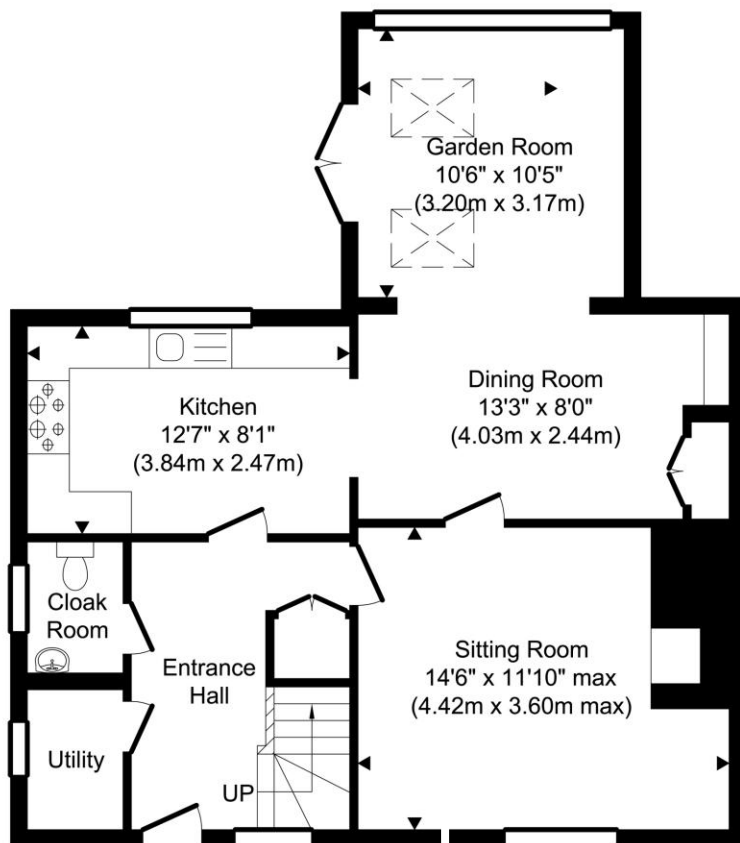
LOCAL AUTHORITY: Colchester City Council, 33 Sheepen Rd, Colchester, Essex, CO3 3WG (01206 282222) **BAND:** C.

VIEWING: Strictly by prior appointment only through DAVID BURR.

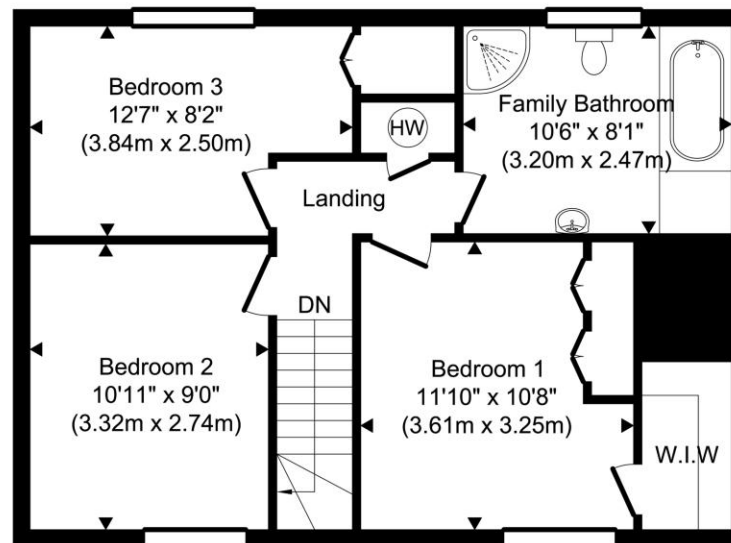
SERVICES: Mains water, drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

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

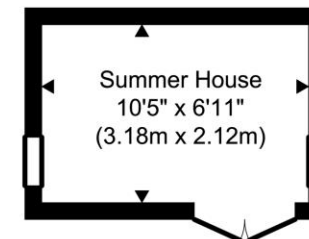




Ground Floor
Approximate Floor Area
662.41 sq. ft.
(61.54 sq. m)



First Floor
Approximate Floor Area
539.59 sq. ft.
(50.13 sq. m)



Outbuilding
Approximate Floor Area
72.54 sq. ft.
(6.74 sq. m)

TOTAL APPROX. FLOOR AREA 1274.55 SQ.FT. (118.41 SQ.M.)

Produced by www.chevronphotography.co.uk © 2025



