



Colchester Road Stones Green, CO12 5DA

**** POTENTIAL TO EXTEND OR POTENTIAL PLOT ****

Nestled in the charming area of Stones Green, this delightful detached cottage offers a perfect blend of semi-rural tranquillity and modern living. With stunning farmland views to both the front and rear, this property is a true haven for those seeking peace and natural beauty. The cottage boasts THREE BEDROOMS, lounge and dining room leading through to a 20' kitchen/breakfast room. The large garden is a standout feature, offering a wonderful outdoor space for gardening enthusiasts. Additionally, the property includes multiple outbuildings and a poly tunnel, presenting exciting opportunities for those with a passion for horticulture or the potential for further development. With its idyllic setting and the possibility for expansion, this property is not just a home but a canvas for your dreams. Whether you are looking to create a peaceful retreat or explore the potential for development, this cottage in Stones Green is a rare find that promises a lifestyle of comfort and serenity. The town of Frinton-on-Sea with its array of shopping amenities and mainline railway station is conveniently located within 7.5 miles away.

- **Stunning, Semi-Rural Property With Three Bedrooms**
- **Potential Plot, Space To Extend**
- **Multiple Outbuildings**
- **Beautiful Farmland View To Front & Rear**
- **Two Reception Rooms**
- **20' x 11" Kitchen/Breakfast Room**
- **Ground Floor Cloakroom**
- **Ample Off Street Parking & Garages**
- **Must Be Viewed**
- **EPC Rating E/ Council Tax Band - C**



Price £595,000 Freehold

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed composite entrance door leading to:-

Hallway

Stair flight to first floor. Door to:-

Lounge

11'2" x 10'3"

Cast iron fireplace. Radiator. Sealed unit double glazed Georgian style window to front with farmland views. Sealed unit double glazed French doors giving access to rear.



Dining Room

14'3" x 11'

Cast iron fireplace. Radiator. Sealed unit double glazed Georgian style window to front with farmland views. Door to:-



Kitchen/Breakfast Room

20' x 11'

Fitted with a range of modern matching fronted units. Marble effect rolled edge worksurfaces. Inset ceramic one and a half bowl sink unit with mixer tap. Inset four ring AEG hob with extractor hood above and built in AEG oven under. Further selection of matching units at both eye and floor level. Integrated dishwasher. Integrated fridge/freezer. Part tiled walls. Tiled flooring. Fitted floor to ceiling airing cupboard housing combination boiler providing heat and hot water throughout. Radiator. Sealed unit double glazed Georgian style window to side. Sealed unit double glazed Georgian style window to rear. Door leading to:-



Inner Hall

Tiled flooring. Sealed unit double glazed stable door giving access to rear. Built in storage cupboard. Door to:-



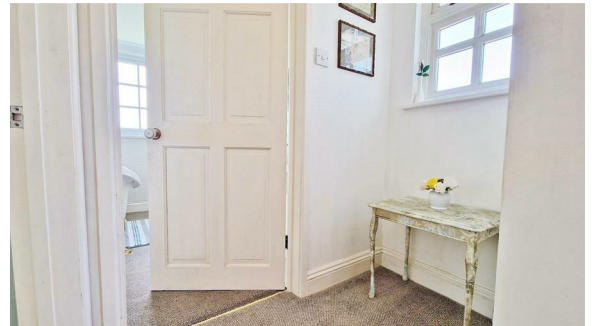
Cloakroom

White suite comprises low level w/c. Was hand basin. Wall mounted mirrored cabinet. Tiled flooring. Radiator. Obscured sealed unit double glazed Georgian style window to rear.



First Floor Landing

Split level with double glazed Georgian style window to side. Loft access. Door to:-



Bedroom 1

12'5" x 11'4"

Radiator. Sealed unit double glazed Georgian style window to side. Sealed unit double glazed Georgian style window to rear with picturesque farmland views.



Bedroom 2

14'3" x 10'9"

Cast iron fireplace. Radiator. Sealed unit double glazed Georgian style window to front with farmland views.



Bedroom 3

14' x 11'

Large built in storage area. Radiator. Sealed unit double glazed Georgian style windows to front and rear with farmland views.



Bathroom

White suite comprises low level w/c. Pedestal wash hand basin. Freestanding roll top bath with mixer tap. Part tiled walls. Georgian style heated towel rail. Obscured sealed unit double glazed style window to rear.



Outside - Rear

Secluded landscaped garden. Majority laid to lawn. Borders well stocked with flowers, shrubs, bushes and trees. Patio area. Array of fruit trees. Well established wooded area providing further seclusion. Timber constructed summer house. Outside lights. Outside tap. Enclosed by panelled fencing. Gate leading through to:



Alternate - Rear Views 1



Alternate - Rear Views 2



Outside - Rear Outbuildings

hardstanding yard with potential for development, numerous outbuildings, brick built single garage workshop with up and over door and private access door. Further brick built storage room. Detached double garage. Green House. Poly tunnel. Further array of shrubs, bushes and trees. Hardstanding concreted area providing ample off street parking leading to front with double swinging gates.



Outside - Front

Mature shrubs. Part shingled. Low brick wall with gate leading to front. Further hardstanding area providing off street parking.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band:

Any Additional Property Charges:

Services Connected:

Oil Fired Central Heating:

(Electricity):

(Water):

(Sewerage Type):

(Telephone & Broadband):

Non-Standard Property Features To Note:

JAF/04.25

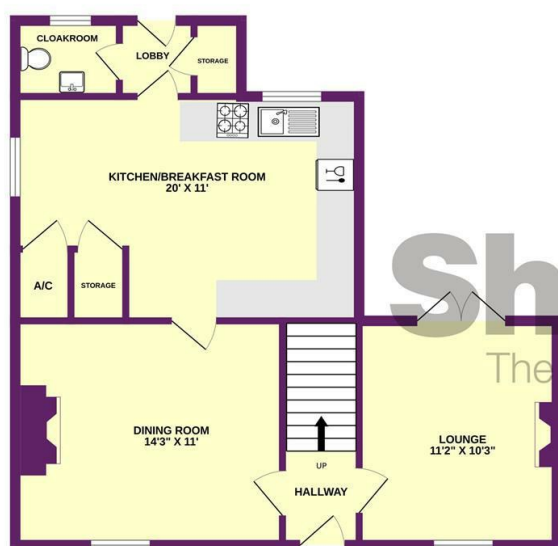
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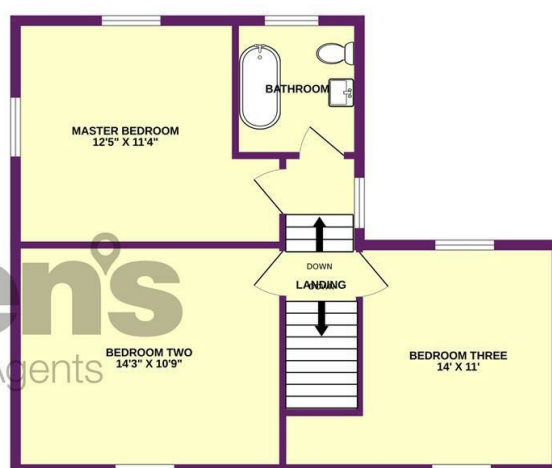
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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