



**THE LODGE, COLNE HEIGHTS**

Brook Street, Colne Engaine, CO6 2JB

**Guide price £600,000**

DAVID  
BURR



## The Lodge, Colne Heights, Brook Street, Colne Engaine, CO6 2JB

The Lodge is an attractive chalet style property with a steep pitched slate roof and weather boarded elevations providing spacious and exceptionally versatile accommodation arranged over two levels with a Scandinavian theme throughout.

A timber door opens to an inviting reception hall which has wide oak flooring, stairs rising to the first floor and a stable door through to the what could be integral annexe if purchasers wished. To the left a ledge and board door opens to the particularly impressive semi open plan kitchen/living area. It is a beautifully light room with a triple aspect and has two sets of patio doors leading to an east and south facing terrace. A focal point is provided by a wood burning stove which is mounted on a brick hearth with a brick back and also has ornate iron lattice work to the ceiling. The room is distinctly divided into the living and kitchen areas with the kitchen being extensively fitted with a range of floor and wall mounted units with integral appliances to include an AEG oven, grill and induction hob with an AEG extractor hood above. There is plumbing for a dishwasher and space for a full height fridge freezer and there is a complete range of pantry cupboards to the west side.

To the other side of the reception hall is a kitchenette which is within the integral annex. The kitchenette is fitted with an oven and grill and a double hot plate, with an extractor hood above and a range of wall mounted units with a stainless steel work surface and inbuilt sink. There are French doors from the kitchenette which lead to a gravelled area at the front providing a low maintenance seating spot. A square arch accesses a cosy snug which also has French doors to the same seating area as the kitchenette. A further stripped pine door accesses a spacious double bedroom which has oak effect flooring and a window to the side elevation. There is an exceptionally well appointed ensuite shower room with a large fully tiled oversized cubicle and a matching white vanity unit with storage beneath and a WC. This bathroom is especially attractive and fitted out with Birch faced plywood enhancing that Scandinavian feel. From the reception hall a door accesses a spacious utility room which has plumbing for a washing machine and space for a tumble dryer and a vast amount of storage.

The first floor is equally impressive and has a part vaulted ceiling throughout and there is a large principal bedroom to the northerly elevation which has a triple aspect and two Velux windows giving wonderful views. There is a television recess to the west elevation and eves storage. The second bedroom is situated to the southerly aspect and again has a triple aspect, Velux windows, eves storage and loft access. The third bedroom is situated to the east elevation and has a Velux windows providing views and all the bedrooms on the first floor are served by an appealing bathroom which is tiled to dado height and has a matching white suite, with a shower over the bath, pedestal hand wash basin and WC.

### Outside

The property is approached via a large drive which in turn leads to extensive parking for numerous vehicles and there is ample space to erect a garage/cart lodge if required (stp).

An attractive cast iron pillar with Victorian outside light provides a centre piece beyond which are gravel paths to the front door and the previously mentioned French doors to the kitchenette and snug.

The garden benefits from a southerly aspect and comprises large expanses of lawn which are interspersed with a variety of shrub borders which segregate the areas of lawn and provide focal points. To the west is mature hedging and to the east, post and rail paddock fencing. There are a number of large and attractive specimen trees which include oak, fir and some mature apple trees. There are a number of out buildings to the southerly elevation of the garden and whist providing useful storage space, are in need of some repair.

The garden provides complete privacy and on the westerly elevation has views over open fields and rolling countryside.

In all about 0.70 of an acre (sts).

The well presented accommodation comprises:

|                       |                                    |
|-----------------------|------------------------------------|
| Chalet style property | Kitchen/dining/living room         |
| Three bedrooms        | Guest suite                        |
| Large garden          | Number of outbuildings             |
| Extensive driveway    | In all about 0.70 of an acre (sts) |

NO ONWARD CHAIN

### Agent notes:

The lodge offers ample scope for a prospective purchaser to transform what is a substantial property, into an amazing family home.

The property requires a degree of updating and finishing off.

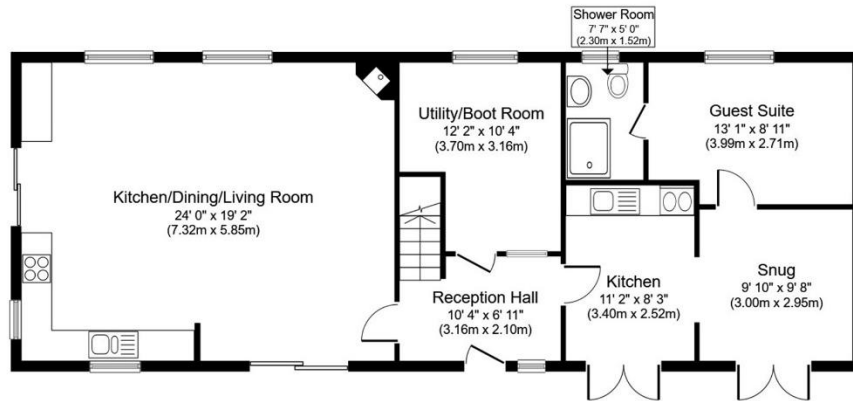
### Location

Colne Engaine is a well-served and highly sought-after North Essex village with a public house, football club, primary school and village shop. The village of Coggeshall is 6 miles and the larger towns of Halstead and Braintree both having extensive facilities including a mainline to the latter.

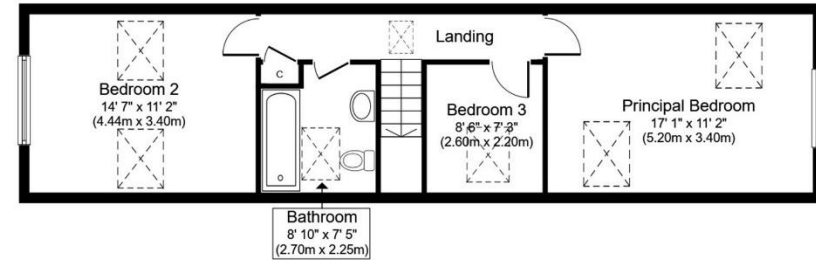
### Access

|                     |                                  |
|---------------------|----------------------------------|
| Halstead 3 miles    | Marks Tey – Liverpool St 70 mins |
| Colchester 10 miles | Stansted approx. 30 mins         |
| Braintree 10 miles  | M25 J27 approx. 50 min           |





**Ground Floor**  
**Approximate Floor Area**  
**1,027 sq. ft.**  
**(95.4 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**579 sq. ft.**  
**(53.8 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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**Additional information**

- Services: Main water, electricity and drainage.
- Oil fired heating to radiators. EPC rating: E Council tax band: A
- Broadband speed: up to 1000 Mbps (Ofcom).
- Mobile coverage: EE – Limited (Ofcom).
- None of the services have been tested by the agent.
- Local authority: Braintree District Council (01376) 552 525.
- Viewing strictly by appointment with David Burr.

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**Contact details**

- Castle Hedingham (01787) 463404
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