



46 BROOK STREET

Colne Engaine, CO6 2JD

Guide price £329,500

**DAVID
BURR**



46 Brook Street, Colne Engaine, Colchester, Essex, CO6 2JD

46 Brook Street is a charming attached Victorian cottage enjoying a pleasant location within this popular and sought after north Essex village. The property offers characterful accommodation arranged over two floors with appealing period features throughout.

A door accesses the entrance hall which provides useful storage space and has exposed floorboards and stairs rising to the first floor. The sitting room is situated to the front elevation of the property and has views across the road and has an attractive white brick fireplace with arch lintel, exposed floorboards and picture rails. A panel door accesses the impressive dining room which is a spacious room with two windows to the side elevation, and an attractive red brick fireplace within inset wood burning stove provides a focal point. There is slate flooring, and attractive exposed oak stud work to the ceiling and a useful understairs storage cupboard.

A square arch with steps rises to the kitchen which is situated to the rear of the property and overlooks the garden. It is extensively fitted with a range of floor and wall mounted units and integral appliances include an oven, grill, gas hob with extraction hood above and a dishwasher. It is a particularly light room with a ceiling light and a square arch opens to a utility area which has cupboards and plumbing for a washing machine, a further door accesses the downstairs cloakroom and there is a door to rear garden. The slate flooring continues through to this area from the dining room.

Stairs rise to the first floor and the principal bedroom is situated to the front elevation and features a part vaulted ceiling, exposed floorboards, built in wardrobe and views across the adjacent roofline and street. The second bedroom is situated to the rear of the property and overlooks the rear garden, and has painted floorboards and attractive oak frame work to the walls. The bathroom is particularly well-appointed and has oak effect flooring, a free standing roll top bath with claw feet with a tiled surround and shower above, a rectangular sink on a vanity unit and a matching WC.

The property is approached via a drive which provides parking for numerous vehicles which in turn is flanked by an expanse of lawn with clipped box hedge, and there is a climbing rose by the front door. Rear access is afforded to the side via twin gates to the rear garden, which is a true delight and benefits from a westerly aspect enabling it to take advantage of the afternoon and evening sunshine.

There are large expanses of lawn and to the rear is an attractive raised terrace made of herringbone patterned brick, beyond which is a useful summer house. Adjacent to this is are raised vegetable planters and a further storage shed. A mature oak tree to the rear of the garden provides a focal point and laurel hedge to the side.

The well presented accommodation comprises:

Charming Victorian cottage	Characterful accommodation
Open fireplaces	Exposed beams
Two reception rooms	Two bedrooms
Ample parking	Large rear garden

Agents notes:

There is planning granted for a substantial rear extension which expires in January 2025.

Planning Ref no: 21/03441/HH and 23/01472/NMA.

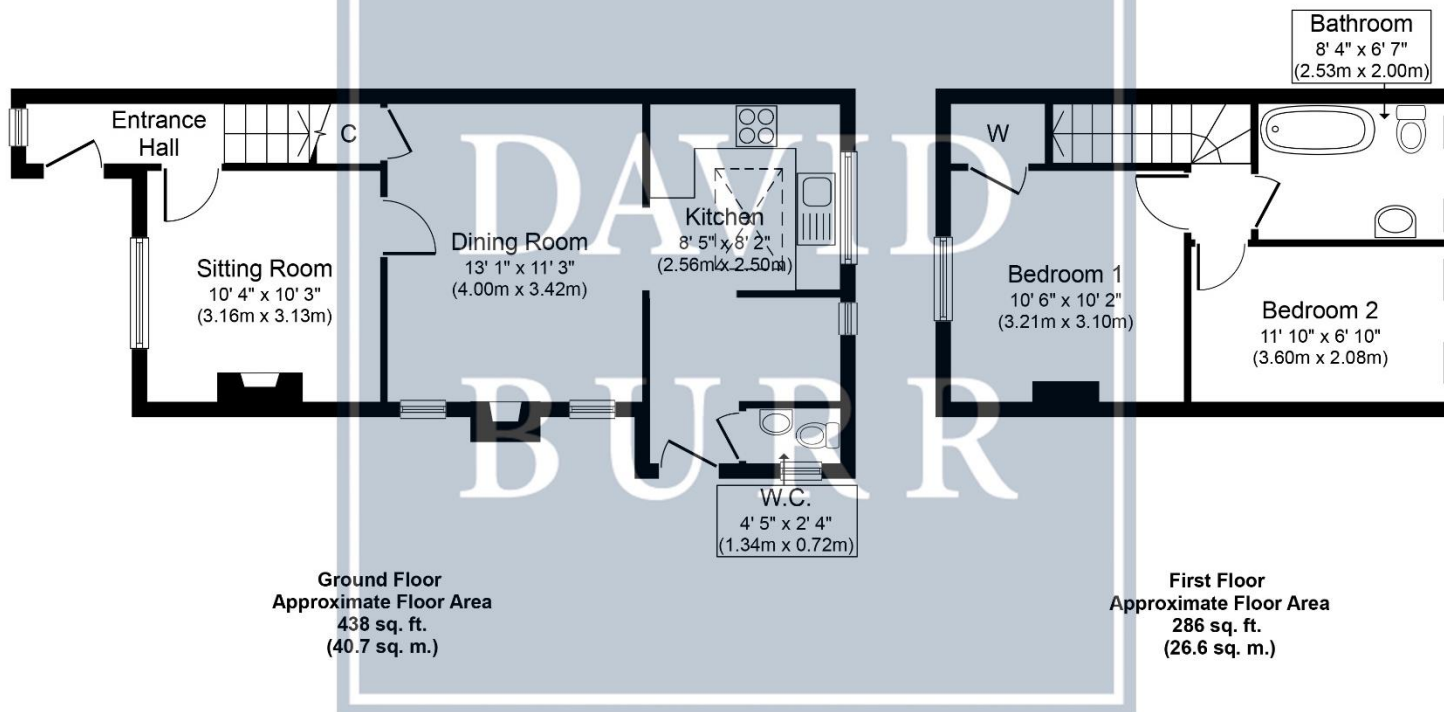
Location

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





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.

Gas fired heating to radiators. EPC rating: D Council tax band: C

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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**DAVID
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