



Colchester Road | White Colne | CO6 2PP

FINE & COUNTRY

SELLER INSIGHT

“ We fell in love with Hilddrop Cottage the first time we stepped foot through the front door. For us it was the perfect combination of country cottage charm with an unusual abundance of space!

Tucked away with a tranquil and secluded garden that's perfect to just relax in and great for entertaining.

Our personal favourites are the wisteria canopy and clematis arch which looks amazing when in flower.

We are in the perfect location for lazy Sunday walks with the dogs, our favourite Chalkney woods just a 5 mins walk from our door, even better it's very conveniently positioned exactly between the pubs in Chappel and Earls Colne! We'll be very sad to leave and a new business venture on the horizon is the reason should you be wondering.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









STEP INSIDE

OVERVIEW

We are pleased to offer this unique and imposing terraced four bedroom house in the heart of the sought after Colne Valley. Originally built in 1856 and once three separate properties, this extended family home occupies 1,701 sq. feet and 0.19 acres (STS). Offering four bedrooms, two bathrooms, three reception rooms, driveway, garage and a beautiful, landscaped rear garden.

This home seamlessly combines modern comfort with original features, offering both flexibility and charm, making it ideal for family living.

STEP INSIDE

Entering the property through the porch, the spacious and inviting living room provides a bright and comfortable area for relaxation, featuring large windows that enhance the open atmosphere.

The generous reception room is cozy and inviting, with wooden beams and a nook adding character. The property benefits from a separate dining room, conveniently located next to the kitchen, it is perfect for family meals and formal gatherings, providing an elegant ambiance. With a door to the garden, the room gives easy access to the beautiful garden.

The kitchen is light and airy and features ample counter space and storage options, with the utility room offering a practical addition to the home, this room offers space for laundry appliances and extra storage, enhancing household efficiency.

The shower room is a convenient ground floor facility with modern fittings, providing a quick and accessible option for guests and residents alike.

The lobby connects major sections of the ground floor, ensuring smooth transitions between spaces.

The large landing leads to four bedrooms, the large master bedroom offers ample space for furnishings and provides a peaceful retreat, with access to the unique and stylish Jack and Jill Bathroom.

The second bedroom is well-sized with ample natural light, perfect as a guest room or for a growing family member. The remaining two bedrooms are comfortable and cozy.



STEP OUTSIDE

STEP OUTSIDE

The landscaped rear garden is a beautiful oasis, designed in three sections with established plants, walkways, low maintenance artificial grass, and a fenced off vegetable and fruit plot with sheds, making it the perfect quiet retreat.

In addition, the property has a large gated garden to the front and benefits from having secure side access to the garden, running the length of the house.

The property also features a double Garage, spacious and secure, it accommodates vehicles easily, with additional room for storage or a workshop.

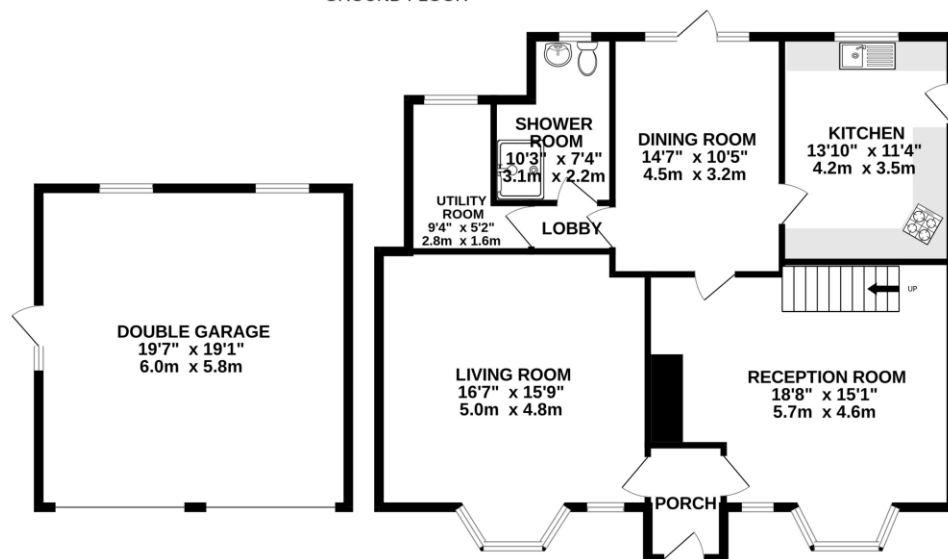
LOCATION

White Colne is a small, picturesque village surrounded by scenic countryside, with several walking trails and areas of natural beauty. The River Colne adds to the charm of the region, providing a peaceful backdrop.

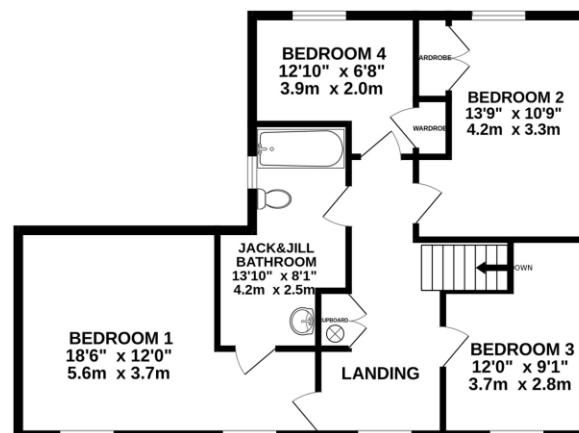
Chappel & Wakes Colne Train Station is close by, with routes to Marks Tey and Sudbury, providing connections to larger towns and cities such as Colchester and London.

There are several primary schools in the surrounding areas, such as Chappel Church of England Controlled Primary School and Earls Colne Primary School. For secondary education, the Honywood Community Science School in Coggeshall is close by.

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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RICHARD SEELEY
SALES MANAGER

follow Fine & Country Colchester on



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 72 C | 87 B |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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