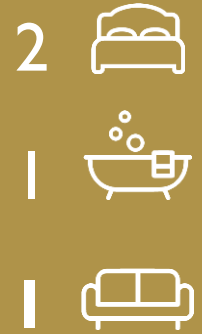


Two Bedroom Annexe Cottage
Mersea Road
Colchester, CO5 7NR

PROPERTY SUMMARY

Separate from the main house, this cottage offers fully self-contained two-bedroom accommodation, complete with its own private driveway and access. Formerly an office for the brewery, the cottage has been extended and thoughtfully modernised, providing living and dining space, a double and single bedroom, a breakfast kitchen, and a stylish shower room.

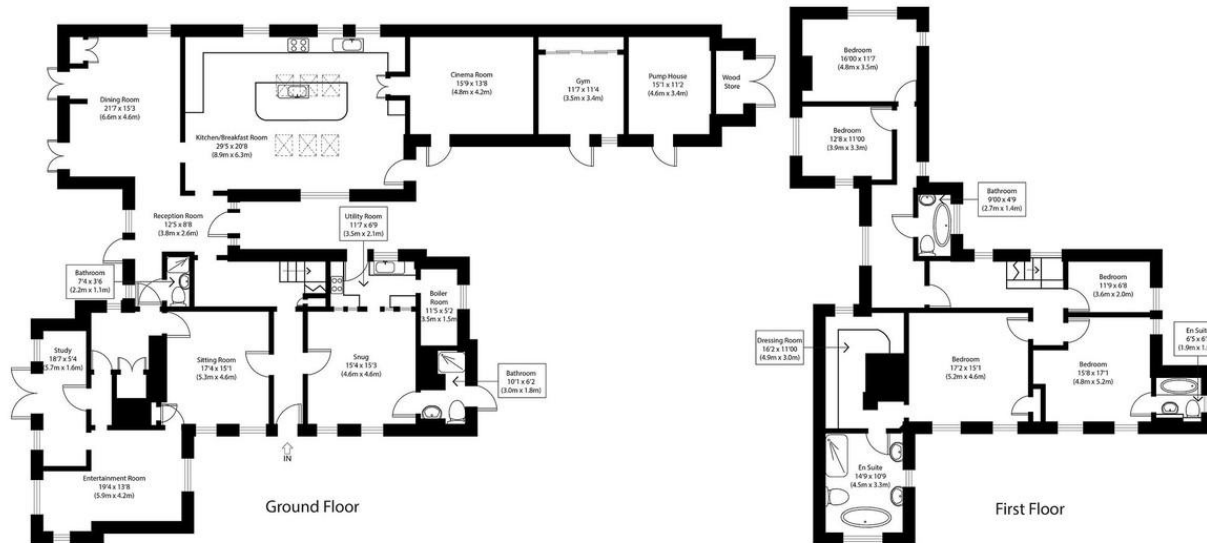




Approximate Gross Internal Area
Main House 4990 sq ft (464 sq m)
Outbuilding 620 sq ft (58 sq m)
Total 5610 sq ft (521 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright: www.fineandcountry.co.uk

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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