



Grier & Partners
— LAND AND ESTATE AGENTS —

RIVERSIDE HOUSE, LOWER STREET, STRATFORD ST.
MARY, COLCHESTER, SUFFOLK, CO7 6JS
ASKING PRICE OF £520,000





INTRODUCTION

situated on Lower Street, this charming five bedroom property offers River Frontage at the foot of its generous West Facing rear garden, alongside a substantial garage with room over. Internally the property offers an abundance of space and the opportunity to renovate and modernise to a new owners requirements. We highly recommend a viewing.



DIRECTIONS

from the A12 heading North take the Stratford St Mary turn onto Upper Street and continue on through the village passing Vale Garage on the left, The Swan Pub and the property can then be found on the right hand side of what becomes Lower Street just after the bridge over The River Stour.

INFORMATION

originally two cottages now combined into one substantial house of brick construction with later brick extensions to the rear and side all under a concrete tiled roof save for the pan tiled garage. Windows and doors are all replacement UPVC fittings, electrics supplied via a RCD consumer unit and heating to radiators throughout the majority of the property from a combination boiler with hot water on demand.

STRATFORD ST MARY

situated mid-way between the major towns of Colchester and Ipswich with an excellent range of shopping and transport. Main line railway station in Colchester provides an extensive service to London Liverpool Street. The village has its own Farm Shop and restaurant, petrol station with village stores and post office, a good selection of Public houses and restaurants. Being situated in the heart of the Dedham Vale there are many delightful walks from the village into the surrounding countryside. Local facilities include primary and pre-school education, parish church and many groups and organisations. Catchment for East Bergholt High School, independent schools in Colchester and Ipswich.

SERVICES

mains water, electric, gas and drainage are connected to the property. Local Babergh District Council contact 0300 123 4000. Council tax band -D - Energy Performance Rating -D -

ACCOMMODATION

over two floors and offering an abundance of space and flexibility. On the ground floor, entrance from Lower Street into the:

SITTING ROOM

20'05 x 13'06 dual sliding sash windows to the front (East) UPVC secure front door from Lower Street, open plan into the:



DINING HALL

10'09 x 10'01 window to the rear (West) overlooking the garden and terrace, doors to further ground floor rooms and stairs ascend to the first floor.

STUDY/ PLAYROOM

10'02 x 9'06 glazed double doors to the side (South) opening onto the courtyard.

REAR HALL

10'01 x 2'08 RCD consumer unit, doors to the into the: CLOAKROOM 7'01 x 3'10 high level window to the side (North), tiled walls and floor, w/c, wash basin and radiator.



KITCHEN/ BREAKFAST ROOM

25'04 x 11'08 (max) reducing to 6'02 dual aspect windows to both sides, the space is separated into a dining/day area with hatch to the playroom/ office, kitchen area with a range of wall and base units to three sides offering ample storage space and an expanse of light granite effect work surface with inset sink and drainer, electric hob and extractor over. Integrated electric fan oven. Space and plumbing for tumble dryer, washing machine, fridge, freezer and dresser. Wall mounted gas combination boiler and larder cupboard.



BACK PORCH

7'00 x 5'02 part glazed door from the rear terrace, window to the rear garden and storage units to the side.

ON THE FIRST FLOOR:

LOWER LANDING

7'04 x 7'04 window to the side, stairs to the upper landing and doors to bedrooms five and low door into:

BEDROOM ONE

15'05 x 12'01 (incl large corner storage cupboard) dual aspect windows to the rear and side of this spacious main bedroom.

BEDROOM FIVE

10'00 x 6'10 window to the side, ample space for single bed or a spacious nursery bedroom.

UPPER LANDING

7'00 x 6'02 loft access, deep linen cupboard and doors to:





BEDROOM FOUR

11'06 x 6'03 window to the rear, a generous single bedroom.

BEDROOM THREE

12'03 x 9'10 window to the front of this spacious double room.

BEDROOM TWO

12'10 x 9'11 window to the front overlooking Lower Street, ample space for large double bed and wardrobes.



FAMILY BATHROOM

12'00 x 7'00 window to the rear, fitted bathroom with corner shower cubicle and power shower, panel bath to the side, w/c and pedestal wash basin.

OUTSIDE

the property greatly benefits from a large rear garden running down to the River Stour and a sizeable river frontage, further to the spacious gardens, a large two storey detached garage of brick construction provides extensive storage space:

GARAGE GROUND FLOOR

20'07 x 10'07 personal door to the side and wooden electric up and over door from the drop kerb to Lower Street, ladder leads up to the:

GARAGE FIRST FLOOR

21'06 x 10'07 velux window to the side, glazed apex to the front and opening double doors to the front of this highly useful space.

TO THE SIDES

on the Northern side of the property a personal gateway from the side of the garage opens out onto the open terrace with a range of flowering plants to the side, low brick wall separates this space from the rear garden, to the Southern side a courtyard space can either be accessed from the rear garden or by a right of way to the South of the adjacent property.

TO THE REAR

the garden is predominantly laid to lawn with defined fence, hedge and brick walls marking the boundaries, the wonderful garden offers great scope for laying out to a new owners requirements and has the great benefit of frontage to the River Stour at its Western end, a rare and particularly attractive feature of this village home.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		