



**Grier & Partners**  
— LAND AND ESTATE AGENTS —

1 HALL COTTAGE, BURNT DICK HILL, BOXTED,  
COLCHESTER, ESSEX, CO4 5TJ  
ASKING PRICE OF £345,000







## INTRODUCTION

situated in an elevated position just on the outskirts of the village of Boxted with stunning countryside views, a large garden to the side and offering immense scope for extension to a purchasers requirements. This two bedroom semi-detached cottage with a first floor bathroom, sitting room, dining room, kitchen and utility rooms offers a fantastic opportunity to sympathetically carry out your own vision for the property (stp).





## INFORMATION

completed in the early 1900's of brick construction under a tiled roof with brick elevations. Windows and doors are UPVC throughout the property, heating is via electric night storage heaters with hot water via an immersion heated tank. Drainage is via a septic tank used by all four of the 'Hall Cottages' with the cost of emptying being shared equally. Over time extensions have been carried out to the rear on a number of occasions presenting the first-floor bathroom, ground floor kitchen and utility room, coal store as it stands now.

## BOXTED

The Village of Boxted is situated in a highly convenient location within a short drive of Colchester Town, yet also surrounded by countryside and only a couple of miles from the villages of Dedham and Stratford St Mary being partly within the Dedham Vale ANOB. The village benefits from a well regarded Pre-school and Primary school, a sizeable Playing field with playground and football pitches, Community centre/hub, good transport links with the A12, A14 and Manningtree station all within a short drive.

## SERVICES

mains water, electric and high speed broadband are connected to the property. Local contact. Council Tax Band – C. Energy Performance Rating E. Ultrafast broadband is available via Gigaclear ([www.ofcom.co.uk](http://www.ofcom.co.uk)). 'Limited' mobile phone coverage is available via EE, O2, Three and Vodafone ([www.ofcom.co.uk](http://www.ofcom.co.uk)). 'Very Low' Flood risk in this area ([www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)).







## ACCOMMODATION

over two floors of this charming cottage:

## ENTRANCE

pathways through the garden from the parking area into the:

## REAR HALL

6'06 x 2'09 part glazed opaque door from the garden, further opaque window to the side, doors to the kitchen and:

## UTILITY ROOM

6'04 x 6'00 opaque window to the garden, w/c, wash basin, stacked washing machine and tumble dryer to the side, plumbing and power provided.

## KITCHEN

9'05 x 5'11 window to the side (South) looking out over the wonderful garden, galley style with a range of wall and base units to two sides providing ample storage and provision for the integrated eye level oven and grill combination. Granite effect work surfaces to two sides, inset sink under the window to the side looking over the garden and inset four ring electric hob. Door through to the:

## DINING ROOM

10'01 x 9'07 window to the rear (West) a pleasant dining room with a high ceiling and stairs to the first floor, excellent potential (stp) to extend from the rear and open this space into the kitchen. Doorway through into the:

## SITTING ROOM

12'02 x 11'01 window to the front (East) with wonderful views over the valley beyond, this cosy sitting room has a front door from the front garden and feature electric fireplace (original chimney behind).





## ON THE FIRST FLOOR

### BEDROOM ONE

12'01 x 11'01 window to the front with far reaching views over the valley beyond, ample space for wardrobes and double bed in this principal bedroom.

### BEDROOM TWO

10'02 x 9'08 window to the rear taking in views over open farmland, loft access and doorway into the:

### BATHROOM

10'00 x 6'00 window to the rear overlooking fields, inset panel bath to the side, wash basin, w/c and ample space for the installation of a shower if required. Heated towel rail and wall mounted warm air heater.

### OUTSIDE

the property enjoys a substantial garden that extends to the side of the property taking in a South Westerly aspect. The garden has been maintained to an exceptional level throughout and is landscaped to provide interacting areas of lawn, flower bed, terrace, parking and garage space, an attractive and practical cottage garden.



### WORKSHOP

14'05 x 13'08 windows to the rear and side, further windows and personal door to the front, power and light connected. To the side of this building a further log store can be found with a door to the front. Asbestos boarding roof.

### GARAGE

15'07 x 7'02 double doors from the driveway, windows and personal door to the side, further garden shed to the rear between the garage and workshop. Of wooden construction, please be aware the roof and wall cladding are composed of asbestos boarding, please contact the vendors agents for a full report.



### SUMMERHOUSE

situated to the side of the property a pretty quadrant building of timber frame construction under a felt roof with windows to all sides.



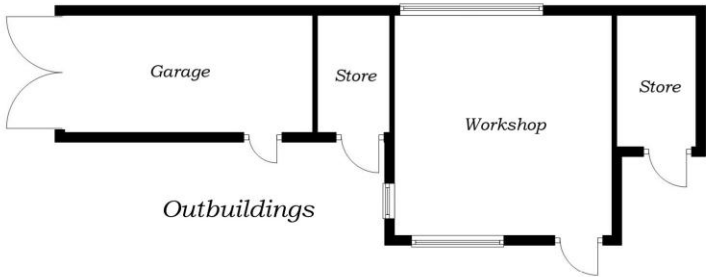




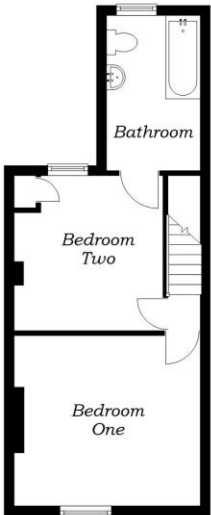








First Floor



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 46 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |