



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

VALE COTTAGE, UPPER STREET, STRATFORD ST. MARY,  
COLCHESTER, SUFFOLK, CO7 6LW  
ASKING PRICE OF £315,000





## INTRODUCTION

this period cottage located in the attractive village of Stratford St Mary, offers a purchaser an excellent opportunity to build upon the work started by the current vendors to carry out their own vision of a sympathetic renovation to modern standards. With an ample garden and good space on both the ground and first floor, accompanied by planning permission currently being sought for re-modelling and extension of the rear elevation, we highly recommend a viewing of this charming village home.



## DIRECTIONS

from the A12 heading South take the Dedham junction and first right towards Stratford St Mary, passing Hall Farm Shop on the left hand side just after the church, continue on under the A12. Head into the village where the property can be found on the right hand side just before the Anchor Pub. Ample unallocated on-road parking.

## INFORMATION

this Edwardian double fronted cottage is of conventional brick construction under a tiled roof with wooden sliding sash windows to the front and wooden windows to the side. Central heating to radiators throughout the property via gas fired boiler fitted in 2019. Electrics are supplied via a modern RCD consumer unit fitted in 2015.

## AGENTS NOTE

please be aware the property is in a partially stripped out condition with work having been started to remove the majority of internal partition and studwork walls in readiness for a complete and comprehensive renovation to take place. While we are confident that the property is still in a condition consummate with being suitable for mortgage lending, we strongly advise speaking to your mortgage provider to clarify any conditions they may place.

## PLANNING

plans and drawings have been submitted to Babergh District Council for reconfiguration of the ground and first floor alongside raising the rear aspect of the building to match the floor and roof heights of the front. Consent has not yet been granted for these plans, however the vendor has a strong degree of confidence in the application receiving permission.

## STRATFORD ST MARY

is 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, gas, electric and drainage are connected to the property with high speed broadband available in the village. Local Babergh Council. Council tax band -D- Energy Performance Rating - D -

#### **NOTE**

As vendor's agents, we are unable to give any guarantee as to the condition of any appliance included (where mentioned) in the property. The photographs are provided to show the internal and external appearance of the building and in no way should a buyer assume that any contents are to be included either inside or out.

#### **ACCOMMODATION**

over two floors, on the first floor:

#### **BEDROOM TWO**

11'11 x 11'06 sliding sash window to the front (South), feature cast iron fireplace.

#### **BEDROOM ONE**

12'00 x 10'03 sliding sash window to the front (South), loft access with ladder, steps down to the rear into:

#### **BEDROOM THREE**

10'11 x 10'03 window to the side (West) open into:

#### **BEDROOM FOUR**

10'08 x 8'05 opaque window to the rear, cupboard to the side contains the modern gas fired boiler, open chimney.

#### **STAIRS**

descend to the first floor, wall mounted RCD consumer unit.

#### **SITTING ROOM**

11'09 x 8'05 sliding sash window to the front, feature brick fireplace, open into the:

#### **HALLWAY**

11'10 x 3'03 panelled lower walls, entrance from the front garden via part opaque glazed door, openings into the kitchen and:



#### **DINING ROOM**

11'07 x 8'04 sliding sash window to the front, floor boards and corner cabinet.

#### **KITCHEN**

10'07 x 10'07 window to the side overlooking the garden, average 6'01 head height, door to the garden. Sink inset to base unit under the window, cooker power point to the rear wall, door into the:

#### **REAR HALL**

4'07 x 4'01 coat hanging space to the side door into the:



#### **FAMILY BATHROOM**

7'03 x 6'06 opaque window to the side, w/c and radiator.

#### **OUTSIDE**

to the rear of the property a substantial outhouse is connected to the house and provides a range of space as follows:

#### **OUTHOUSE**

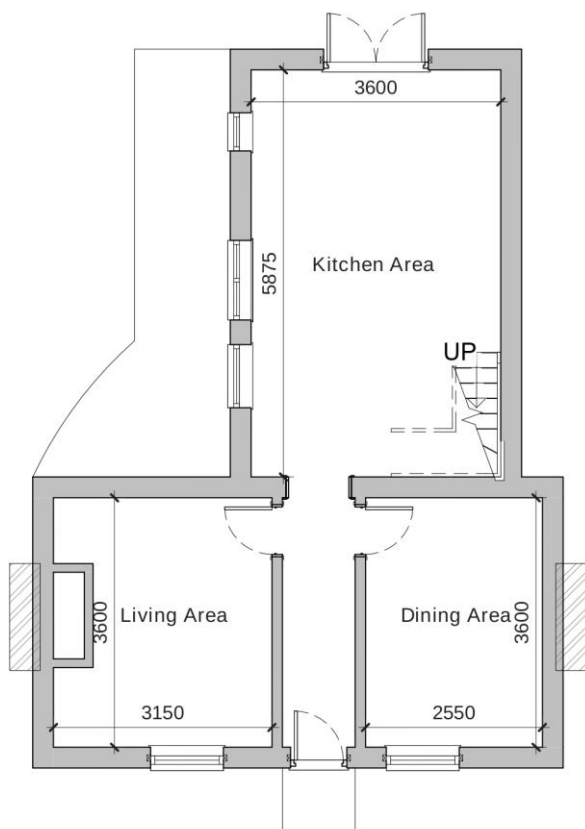
15'00 x 12'00 of space in total with a large central area, bays to the side with power and light connected and a further door to the far side of the property.



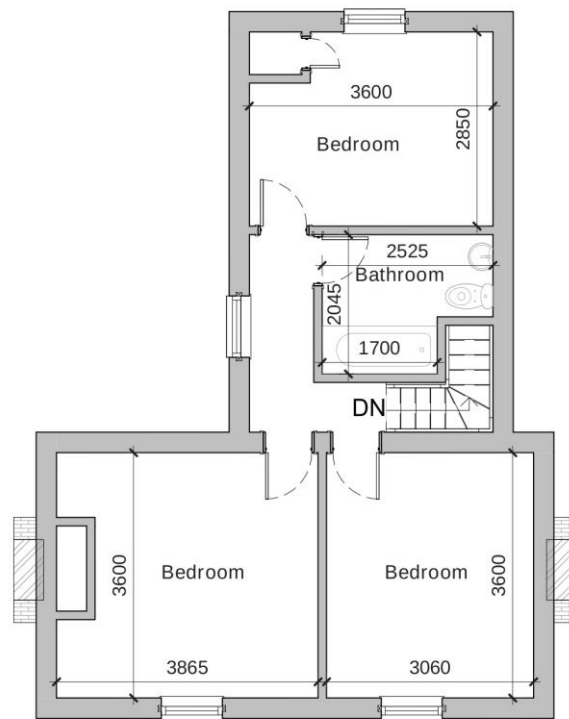
#### **GARDEN**

predominately to the side is largely laid to lawn with a range of mature shrubs, hedging and bushes to the three boundaries, area of hard standing adjacent to the side of the property and pathway to the front. The front garden is laid to gravel with a low picket fence and two personal gateways to the front door and garden. Ample unallocated on road parking





Proposed Ground Floor  
1 : 100



Proposed First Floor  
1 : 100



Proposed 3D Rear



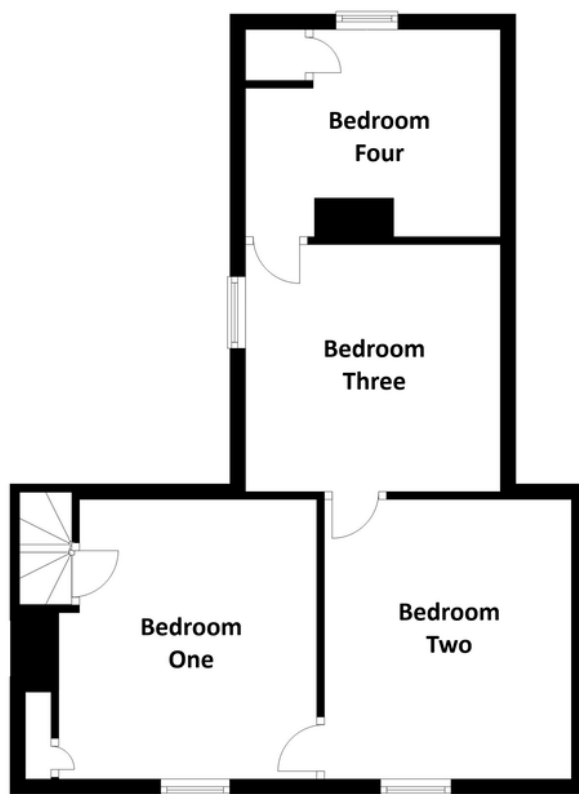
Proposed Rear Elevation  
1 : 100



Proposed Left Side Elevation  
1 : 100



Proposed Front Elevation  
1 : 100



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	58 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		