



## Straight Road, Boxted

Charming three-bedroom period cottage with south-facing garden, double garage, and flexible living space in a peaceful village setting.

Guide price £550,000

# Straight Road

Boxted, Colchester, CO4



- Characterful period home
- Mature, established planting
- Three double bedrooms
- South-facing rear garden
- Private, quiet setting
- Generous living areas
- Double garage parking
- Sought-after village location

### The Property

Inside, the property has been beautifully restored, with a considered eye for detail. The living room at the front is light-filled and welcoming, complete with charming period touches that hint at the home's heritage. Just beyond, the dining room with engineered oak herringbone flooring stretches generously across the rear, with French doors opening onto the garden, a natural space for hosting, sharing meals, or simply enjoying the verdant outlook. The kitchen is well laid out and practical, with a separate utility and cloakroom thoughtfully tucked to one side, keeping everyday life running smoothly. Also on the ground floor is a versatile double bedroom, ideal for guests, a home office, or family, offering flexibility as your needs evolve. Upstairs, two further double bedrooms sit either side of the landing. Both are full of natural light and character and are served by a well-appointed family bathroom.

### The Outside

At the front, a beautiful cottage garden sets the tone, filled with mature shrubs and greenery, it offers a gentle sense of welcome before you even reach the front door. To the rear, a south-facing garden provides a more secluded escape, framed by established trees and planting that shift beautifully with the seasons. A double garage and off-road parking are neatly positioned to the side of the plot, ensuring both convenience and privacy without disturbing the home's tranquil setting

### The Area

Boxted Cross sits in a well-connected pocket of north Essex countryside, peaceful, practical, and just a short drive from Colchester. The area offers a mix of open fields, quiet lanes, and good local connections, with the nearby A134 giving easy access into town or out towards the Dedham Vale. The village of Boxted itself has a strong sense of community, with a well-regarded primary school, local pub, and nearby farm shops. For day-to-day needs, Colchester offers everything from supermarkets to mainline trains, while Manningtree Station is also within easy. It's a place that offers the best of both worlds, countryside calm with quick access to town, coast, and country.

### Further Information

Tenure: Freehold  
Council Tax: Colchester Band E  
Construction: Brick  
Mains water, electricity and sewerage.  
Oil Fired Central Heating  
The vendor holds original title deeds and official paperwork dating back to 1779  
Seller position: Needs to secure an onward purchase





Floor Plan



Total area: approx. 142.5 sq. metres (1534.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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The Old Forge House, Colchester

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