

## Brae Cottage, 7 Colchester Road, Coggeshall, Colchestet, Essex, CO6

£520,000

- No Chain
- Three bedrooms
- Recently refitted kitchen
- Grade Two listed
- Off road parking
- Three reception rooms
- Viewing advised
- Detached

## 7 Colchester Road, Colchestet CO6 1RP

Philip James Estates are pleased to offer for Sale this three bedroom detached Grade Two listed property with a large garden and off road parking. The property dates back to C17/18 and is timber framed with extensions in the C19 and C20. listing number TL85862271. The property consists of three reception rooms, recently refitted kitchen, and downstairs bathroom. to the first floor there are three bedrooms with one being used as study by current vendors. To the rear there is an enclosed garden with mature shrubs and borders which leads to a further garden area which has been used as a large vegetable plot with greenhouses. Off road parking to the side of the property. Viewing is recommended.



Council Tax Band: E



### Entrance

Entrance door leading to :-

### Dining Room

13'2" x 11'5"

Leaded light window to front aspect, wood flooring, radiator, fireplace with wood burner, mantle shelf, stairs to first floor, doors to :-

### Kitchen

11'6" x 11'2"

Leaded light window to front, side and rear aspects, radiator, exposed beams, recently installed fitted kitchen with base and eye level units, built in oven, microwave, gas hob with extractor over. Plumbed for dishwasher, integral fridge, one and half bowl sink with mixer tap set, tiled splash backs to compliment

### Inner Lobby

Door to rear garden and doors to :-

### Downstairs Shower Room

Glazed window to rear aspect, Velux window to rear, low level WC, wash hand basin inset to vanity unit, double walk in shower, heated towel rail

### Separate additional WC

Glazed window to side aspect, low level WC, radiator.

### Lounge

18'0" x 12'6"

Leaded light windows to front and side aspects, wood flooring, exposed beams, borrowed light window to conservatory., fireplace ( joint with dining room) wood burner. Second set of stairs to first floor, door to :-

### Conservatory

18'0" x 15'2"

Exposed beams, two radiators, tiled floor, French doors and side door to :-

### Stairs and landing from Staircase from Lounge

Stairs to first floor,, doors to :-

### Bedroom One

12'11" 12'6"

Leaded light windows to front and side aspect, radiator, wash hand basin, fitted sliding wardrobes, exposed beams

### Bedroom Two

13'2" 12'6"

Leaded light window to front aspect, radiator, exposed beams, door to :-

### Bedroom Three

12'6" x 11'2"

This can also be reached by the stairs in the dining room, leaded light windows to front and side aspect, radiator, exposed beams

### Rear Garden

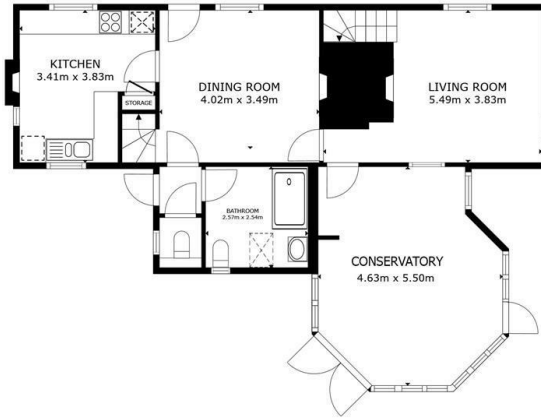
Commencing with a large patio area around the conservatory, raised beds with mature shrubs and trees, opening out on to a large further piece of garden which the vendor had used as a vegetable plot with sheds and greenhouses. There are mature fruit trees to the rear.

### Off Road Parking

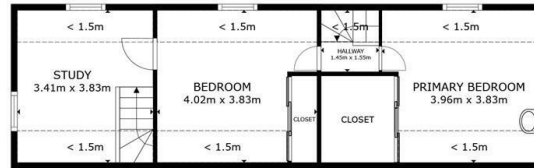
to the left hand side of the property there is off road parking for one car, double gates giving foot access to the rear garden with a further shed and patio area.





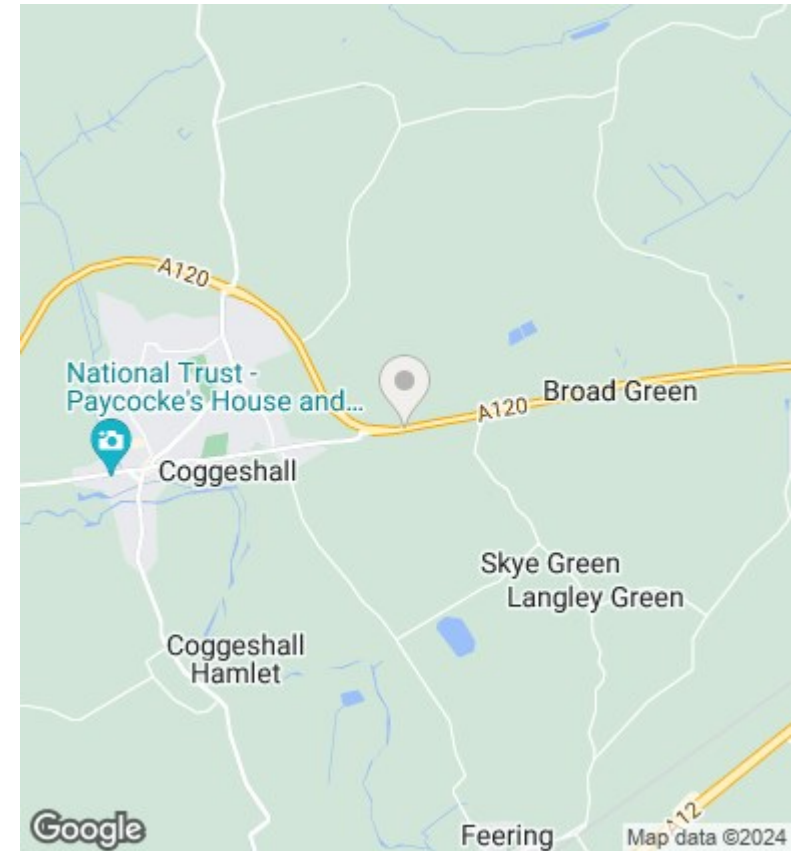


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 83.2 m<sup>2</sup> FLOOR 2 31.7 m<sup>2</sup>  
 EXCLUDED AREAS : REDUCED HEADROOM 18.5 m<sup>2</sup>  
 TOTAL : 115.0 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Directions

## Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

## Council Tax Band

E