



NP NICHOLAS
PERCIVAL

For Sale. Arran House

15 Stoke Road, Nayland, Colchester, CO6 4JD

Incorporating **BS** BIRCHALL
STEEL







Arran House, 15 Stoke Road, Nayland, Colchester, CO6 4JD

Offered with no onward chain Arran House, Nayland, is a charming property located in the heart of Nayland's conservation area. With two welcoming reception rooms, two double bedrooms, kitchen / dining room, family bathroom and cloakroom, as well as driveway parking and a south-facing garden, it offers the perfect blend of convenience and everyday comfort.

Agents Notes

Situated in a Conservation Area | No Onward Chain | Tenure Freehold | Oil Central Heating

EPC C | Mains Water, Drainage and Electricity Connected | Council Tax Band D

Stamp Duty Land Tax will need to be paid to purchase this property.

Please use the web link to the government website

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro> to assess your position.

Other charges such as solicitors' fees and removal costs will also need to be considered.



The Property

On entering the property the hallway provides access to the spacious sitting room with cosy log burner. A second reception room has previously been used as a study, but could be used as a snug or third bedroom as required by the new owners.

To the rear of the property the kitchen / dining room offers direct access to the sun terrace and garden beyond via French doors. The well-equipped kitchen offers an integrated oven, hob and extractor hood, an integrated fridge freezer, whilst space and plumbing is provided for a free standing fridge-freezer, there is ample storage provided by a good array of cupboards and drawers.

A cloakroom completes the ground floor accommodation, which also benefits from underfloor heating.

Ascending the stairs to the first floor, there are two double bedrooms, the principal to the front of the property, both bedrooms benefitting from built in wardrobes. The four-piece family bathroom completes the internal accommodation and is comprised of a bath, separate shower cubicle, handbasin set within a vanity unit and wc.

Outside

To the front of the property there is a gravel driveway providing off-road parking for at least two vehicles.

Gated access to both sides of the property provides access to the enclosed garden to the rear.

Adjacent to the property is the sun terrace with steps down to the lawn, that is flanked by mature borders, the oil tank is discreetly screened from view.

Living in Nayland

Nayland is one of Suffolk's most sought-after villages, celebrated for its handsome period houses, riverside setting and strong sense of community. Everyday needs are catered for with a well-stocked village store, doctors surgery, dentists and welcoming pubs, while nearby Stoke-by-Nayland offers a renowned golf and country club.

The surrounding Dedham Vale Area of Outstanding Natural Beauty – made famous by Constable – provides idyllic countryside walks, cycling routes and riverside picnics. Despite its tranquil feel, Nayland is just a short drive from Colchester, with its excellent schools, shops, restaurants and mainline station offering fast services to London Liverpool Street.

Arran House.

15 Stoke Road, Nayland, Colchester

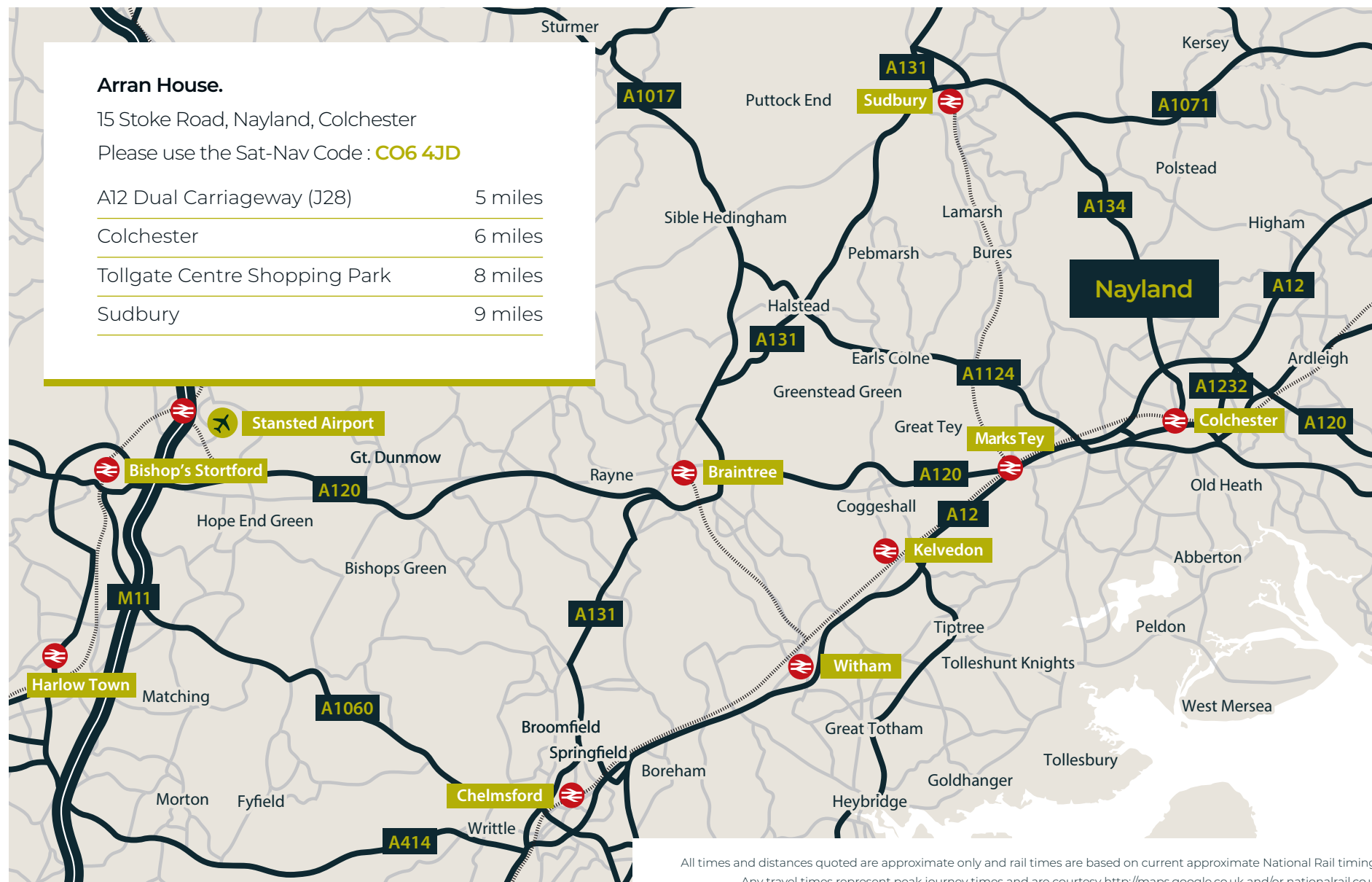
Please use the Sat-Nav Code : **CO6 4JD**

A12 Dual Carriageway (J28) 5 miles

Colchester 6 miles

Tollgate Centre Shopping Park 8 miles

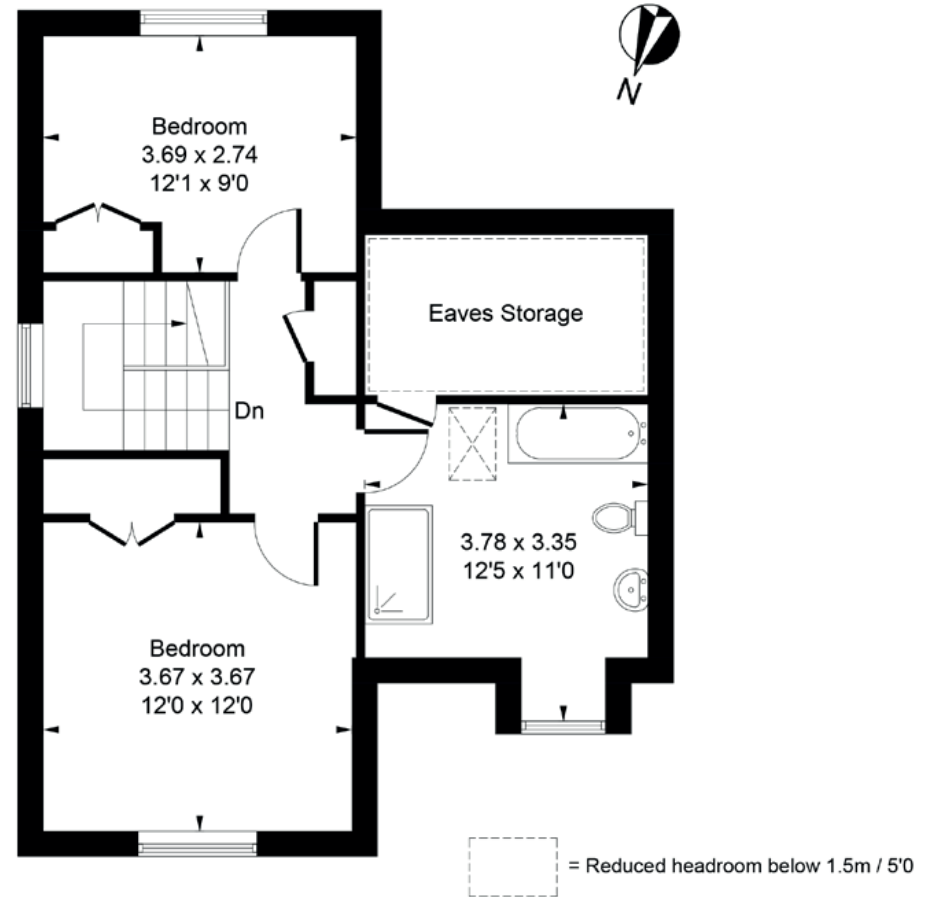
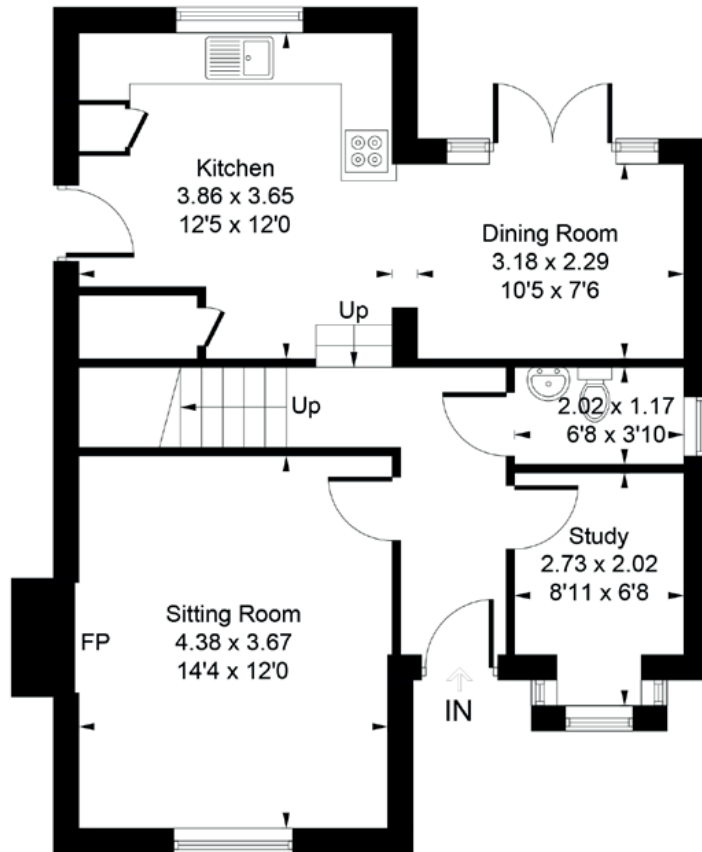
Sudbury 9 miles



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings.
Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk







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Approximate Gross Internal Area = 1168 sq ft / 108.5 sq m

Illustration for identification purposes only. Measurements are approximate and not to scale.



Viewing is strictly by appointment with the Sole Selling Agents.



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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Our particulars are produced in good faith but can only be used as a guide to the property.

If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same.