



 **BLAKE &
THICKBROOM**

**SPRING ROAD,
ST OSYTH, ESSEX, CO16 8RP
£280,000 (Asking Price)**

DESCRIPTION:

Blake & Thickbroom are delighted to be offering for sale this charming Grade 2 listed home dating back to the 1400s set in the heart of St Osyth Village. The property is rich in period character and offers three bedrooms, study space and three versatile reception rooms providing flexible living accommodation, retaining many historic features and a warm traditional feel. This unique home blends centuries old charm with practical family living in a sought after village setting. Call our Offices to arrange a viewing.

DIRECTIONS:

See Sat Nav: Postcode CO16 8RP.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE BEDROOMS * STUDY SPACE *

* THREE RECEPTION ROOMS *

* KITCHEN 14'5 x 8'6 * BATHROOM 9'2 x 6'11 *

* UTILITY SPACE OUTSIDE *

* WEST FACING COURTYARD *

* SINGLE GLAZING * LPG GAS HEATING *

* GRADE 2 LISTED BUILT IN THE 1400s *

* VILLAGE LOCATION *

* SOLE AGENTS * VIEWING RECOMMENDED *

* VIDEO TOUR AVAILALBE *

FIRST FLOOR: BEDROOM ONE: 13'10 (4.22m) x 9'7 (2.92m)

Radiator. Single glazed window to rear.

BEDROOM TWO: 10'1 (3.07m) x 9'11 (3.02m)

Radiator. Fitted wardrobe. Single glazed window to front.

BEDROOM THREE: 9'8 (2.95m) x 7'9 (2.36m)

Radiator. Fitted wardrobe. Single glazed window to front.

STUDY AREA: 6'5 (1.96m) x 5'1 (1.55m)

BATHROOM: 9'2 (2.79m) x 6'11 (2.11m)

Fitted with panelled bath with shower attachment and shower screen, pedestal hand wash basin, low level WC. Heated towel rail. Storage cupboard. Part tiled walls. Single glazed window to rear.

FIRST FLOOR LANDING:

Doors to all rooms. Stairflight to ground floor.

LOUNGE: 13'11 (4.24m) x 9'10 (3.00m)

Stairflight to first floor. Single glazed windows and door to garden. Door to:

DINING AREA: 17'7 (5.36m) x 13'6 (4.11m)

Radiator. Fireplace Single glazed window and entrance door to front. Doors to sitting room, lounge and kitchen.

SITTING ROOM: 11'2 (3.40m) x 9'6 (2.90m)

Radiator. Single glazed window and entrance door to front.

KITCHEN: 14'5 (4.39m) x 8'6 (2.59m)

Modern fitted kitchen comprising laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap, cupboards, drawers and storage below, range of eye level cupboards, larder cupboard. Radiator. Cupboard housing boiler. Single glazed window to side, stable door to garden.

OUTSIDE:

Two wooden entrance doors leading to cottage. Courtyard style rear garden benefits from a Westerly facing aspect whilst mostly being decked. Seating area adjacent to the cottage. Two wooden storage sheds, both with power and light connected (7'8 x 5'8 and 7' x 4'10). Service door to Utility Room.

UTILITY ROOM: 6'10 (2.08m) x 3'9 (1.14m)

Pedestal hand wash basin. Power and light connected.

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AGENTS NOTES:

Material information for this property.

Tenure is Freehold.

Council Tax Band C.

EPC Rating N/A.

Services Connected.

Electricity - Yes.

Gas - Not mains, served by LPG bottles.

Water- Yes.

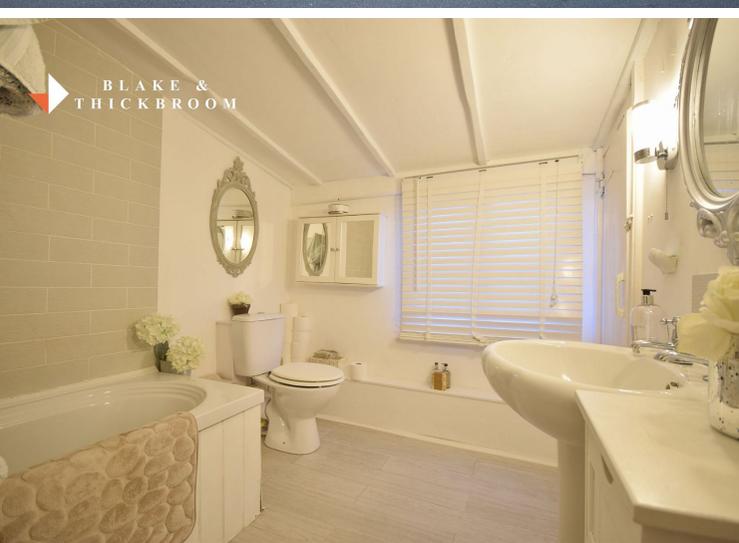
Sewerage type - Mains.

Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No.

Non standard properties features to note - Yes. This property is Grade 2 listed.







GROUND FLOOR



1ST FLOOR