2 Rose Cottages, Audley End

3 BEDROOMS • GESTINGTHORPE • CO9 3AU

TO LET | £1,375 PCM



Brochure contains AI content

Charming Three-Bedroom Family Home with Garage and Established Rear Garden

THE PROPERTY

Situated in the attractive rural setting of Audley End, this charming three-bedroom cottage offers spacious and well-presented accommodation, combining traditional character with the practicalities of modern living.

The ground floor accommodation comprises a welcoming entrance hallway, a comfortable sitting room featuring an attractive exposed brick fireplace with wood-burning stove, and a separate dining room with French doors opening onto the rear garden. The fitted kitchen provides a range of wooden wall and base units, complementary work surfaces and integrated cooking facilities. A convenient downstairs cloakroom completes the ground floor accommodation.

To the first floor are three bedrooms, with the master bedroom benefiting from its own en-suite shower room. A separate family bathroom serves the remaining bedrooms.

Externally, the property enjoys an attractive, established rear garden featuring a paved patio area, ideal for outdoor dining and entertaining, with a lawned area beyond bordered by mature shrubs and planting.

To the front, the property benefits from a private driveway providing off-road parking, together with a garage offering additional parking.

Located in a pleasant countryside setting, the property offers an appealing opportunity for those seeking a quieter lifestyle whilst remaining within easy reach of Halstead, Sudbury and the surrounding villages.

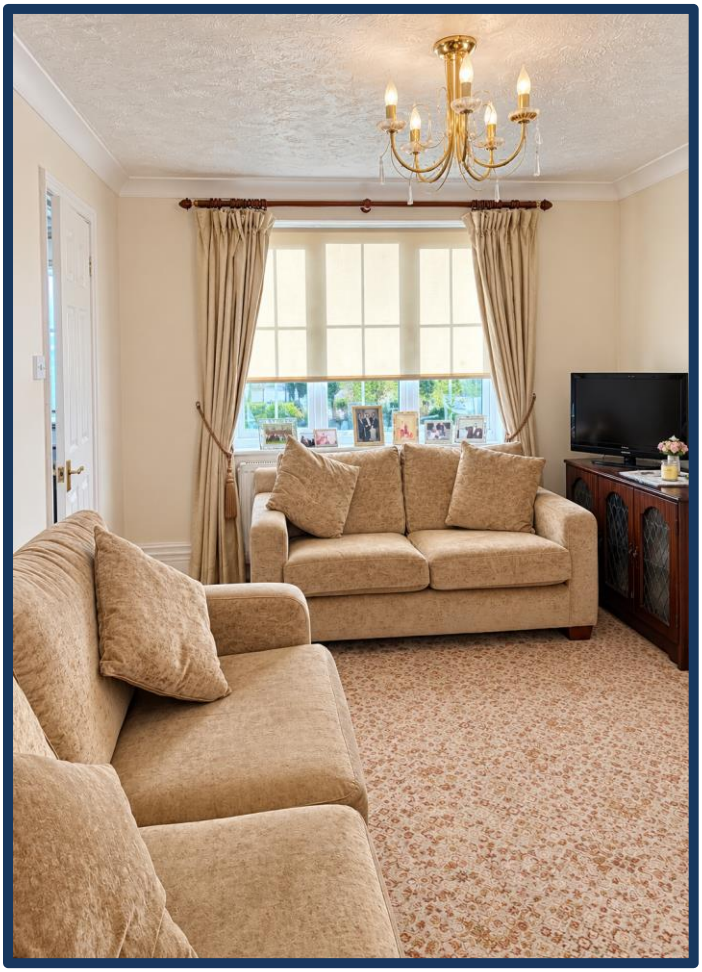
Key Features

- Three-bedroom cottage in a rural setting
- Master bedroom with en-suite shower room
- Sitting room with feature brick fireplace and wood-burning stove
- Separate dining room with French doors to garden
- Fitted kitchen
- Ground floor cloakroom
- Family bathroom
- Garage and private driveway
- Established rear garden with paved patio area
- £1,375 per calendar month

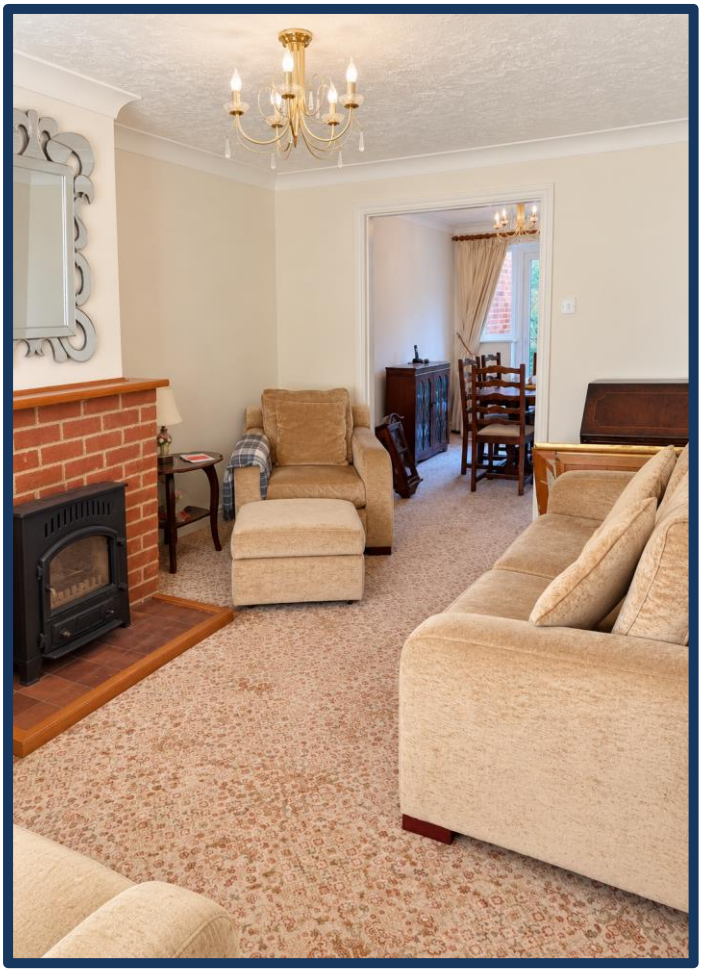
Early viewing is highly recommended to appreciate the accommodation and attractive setting this property has to offer.

ACCOMMODATION

ACCOMMODATION	m^2	SQ FT
Entrance Hall	4.6 m^2	49.5 sq ft
Lounge	14.2 m^2	152.8 sq ft
Dining Room	9.4 m^2	101.1 sq ft
Kitchen	7.6 m^2	81.8 sq ft
Downstairs Cloakroom	1.3 m^2	13.9 sq ft
Family Bathroom	5.8 m^2	62.4 sq ft
Master Bedroom	9.7 m^2	104.4 sq ft
En-Suite	2.3 m^2	24.7 sq ft
Bedroom 2	9.4 m^2	101.1 sq ft
Bedroom 3	7.7 m^2	82.8 sq ft
TOTAL SURFACE AREA	73.7 m^2	793.30 sq ft

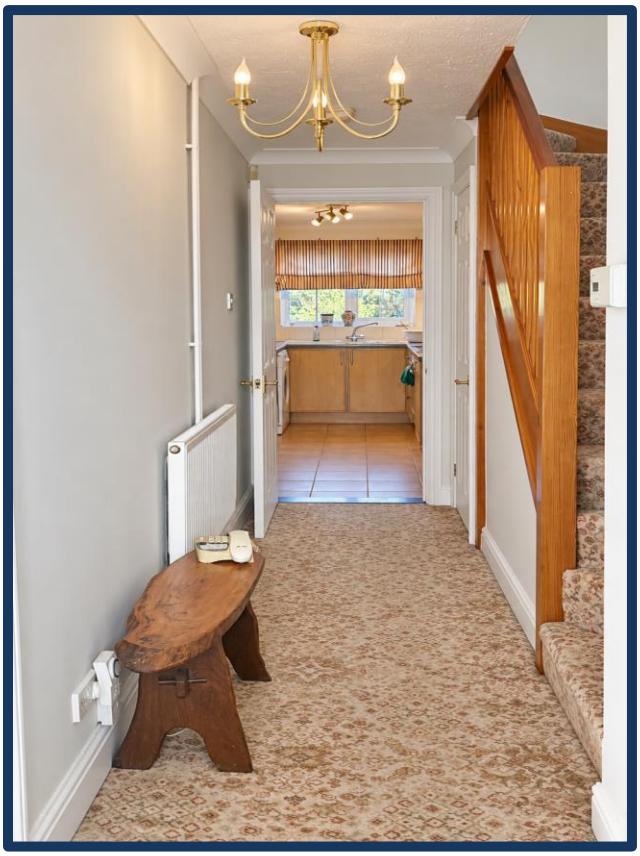


Lounge



Lounge

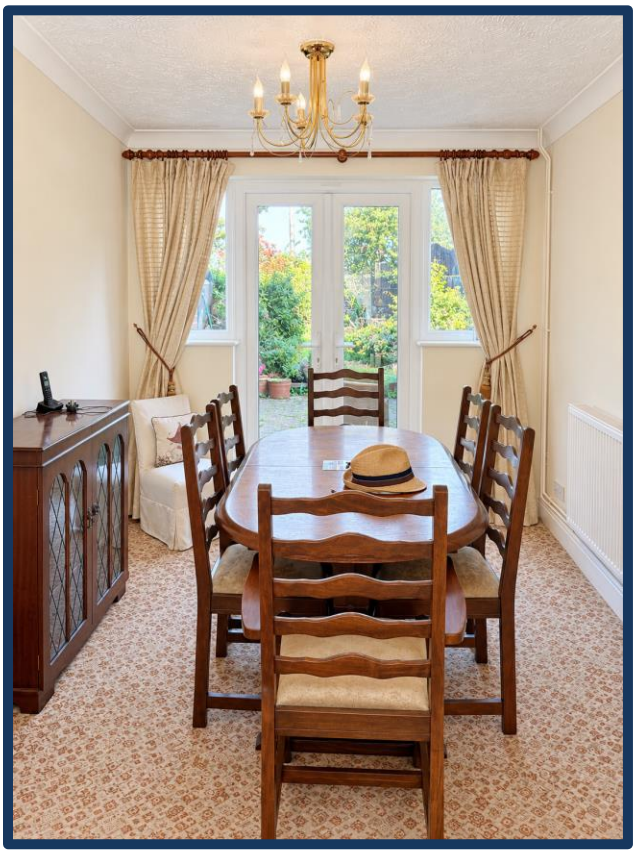
PROPERTY PHOTOGRAPHS



Entrance Hall



Dining Room



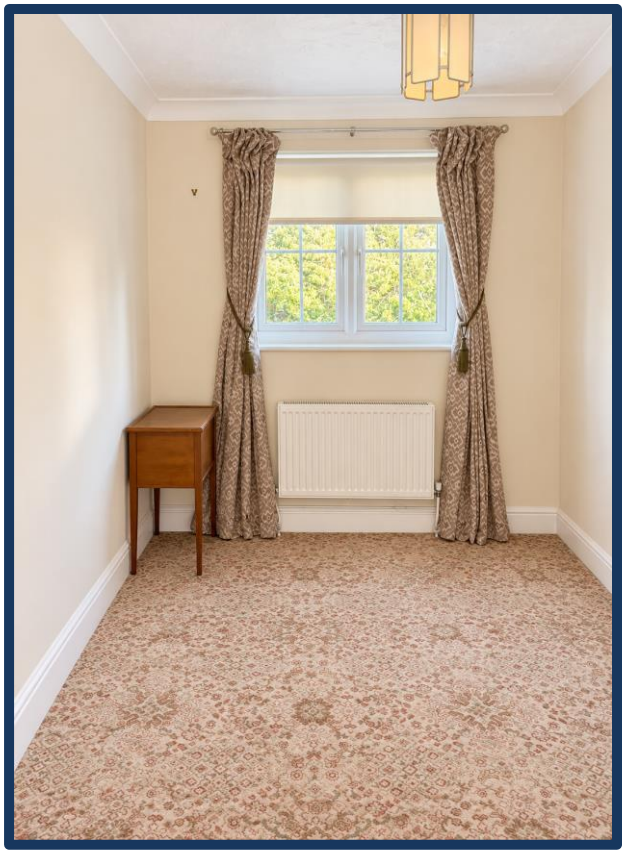
Dining Room



Feature Fireplace



Kitchen



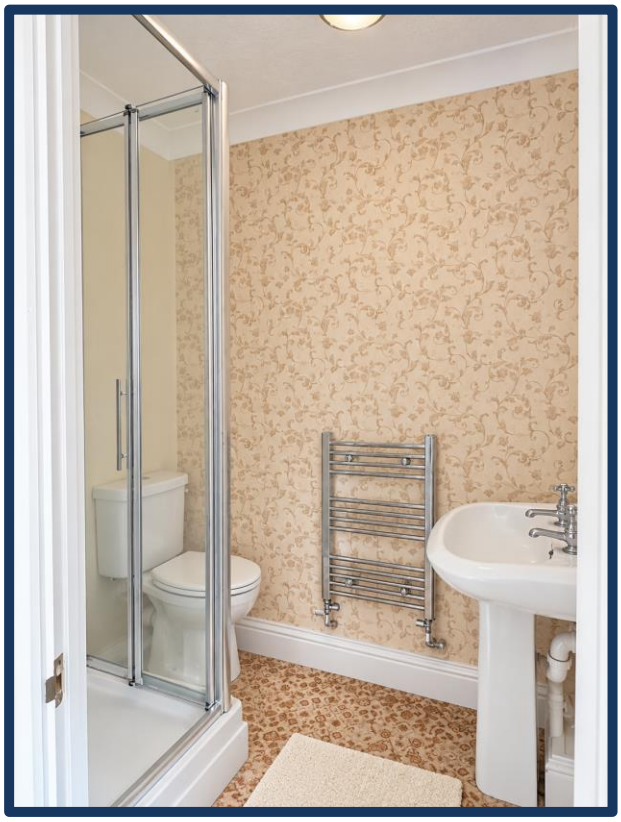
Bedroom 3



Family Bathroom



Master Bedroom with En-Suite and Built-In Wardrobes



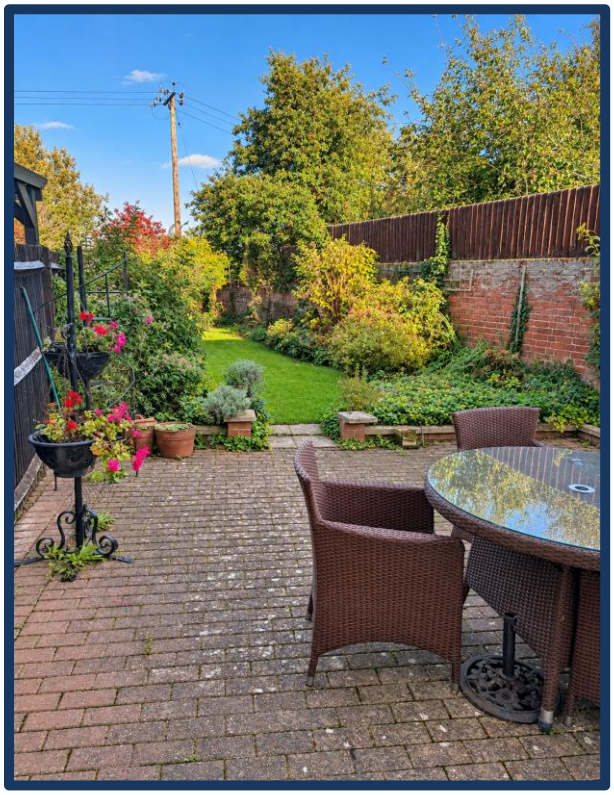
En-Suite



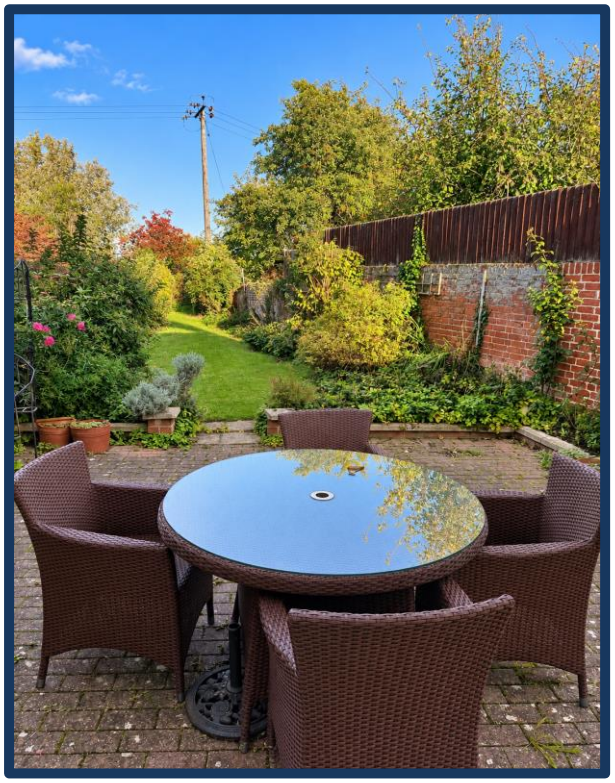
Bedroom 2 with Built-In Wardrobe



Bedroom 2

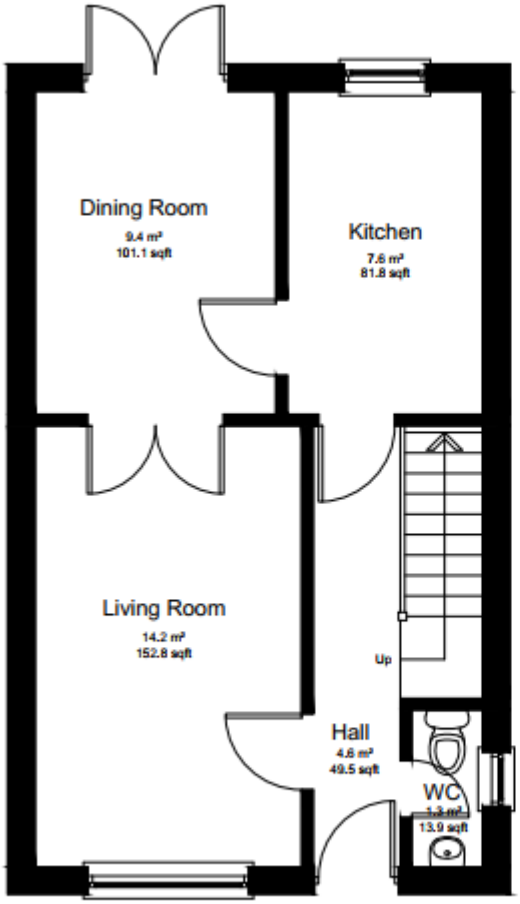


Garden

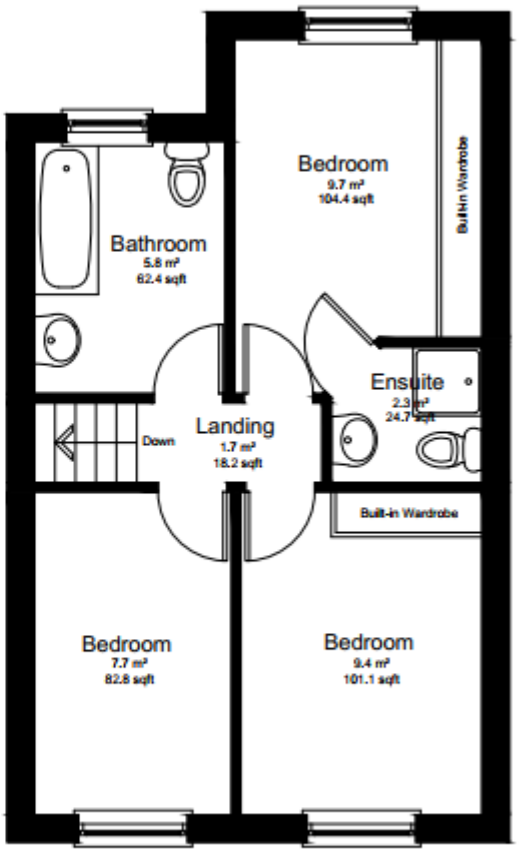


Garden

FLOOR PLAN



Ground Floor



First Floor

HALSTEAD • LOCAL INFORMATION

Public transport services in Gestingthorpe and Audley End are limited. The transport information provided relates to Halstead, the nearest town, which offers a wider range of public transport connections.

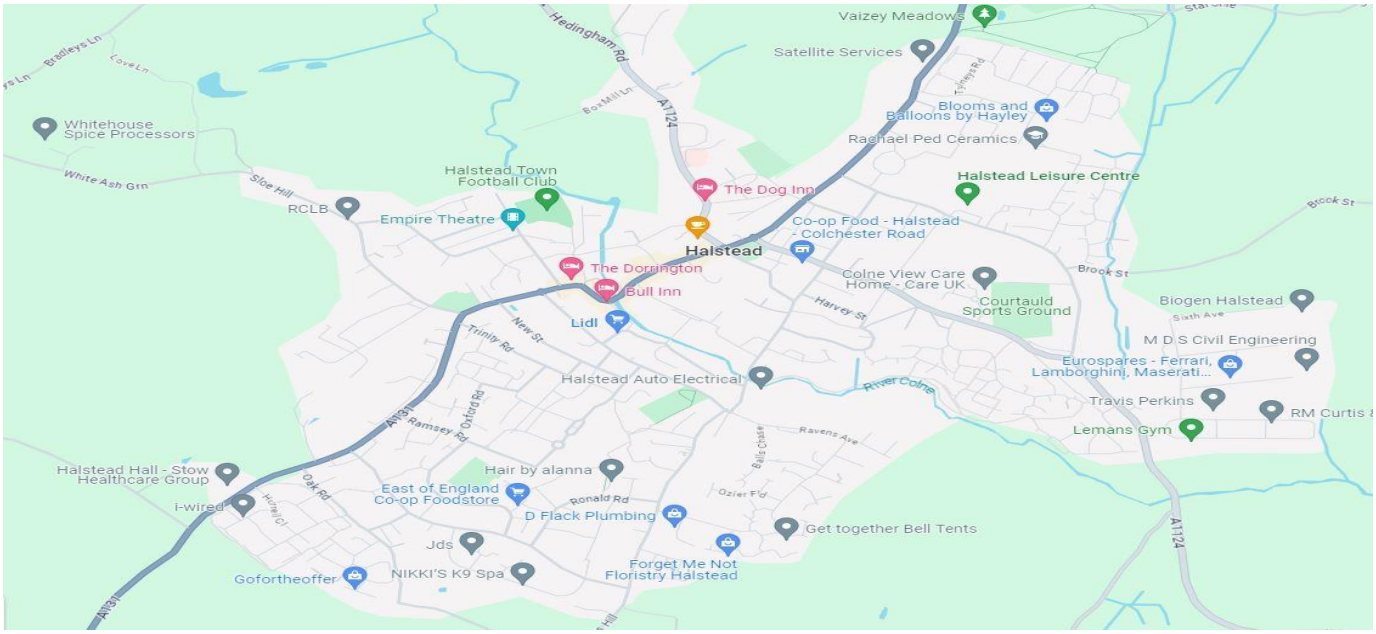
RAIL CONNECTIONS

The closest railway stations to Halstead are Braintree, Sudbury and Kelvedon. Approximate journeys to London Liverpool Street are 80 minutes from Sudbury, 59 minutes from Braintree and 51 minutes from Kelvedon.

BUS CONNECTIONS

Bus services connect Halstead with Colchester, Sudbury and surrounding villages, including Gosfield, Sible Hedingham, Castle Hedingham and Great Yeldham. Services and frequencies vary.

LOCATION MAP



AGENTS' NOTES

These particulars are intended as a general guide only. All measurements and distances are approximate. Oswicks has not tested any appliances, equipment, fixtures, fittings or services and cannot confirm their condition or suitability. Information regarding tenure is provided by the seller and has not been verified against title documents. Purchasers should make their own enquiries through their solicitor or surveyor. Items shown in photographs are not necessarily included. Please confirm availability and arrange a viewing before travelling. Journey times and transport services are indicative and should be checked with the relevant operators.

COMPLAINTS PROCEDURE

We aim to provide a professional service. If something goes wrong, please tell us. Our internal complaints-handling procedure is available on request or through our website.