



Hope Cottage
Church Road | Elmstead | CO7 7AW

OVERVIEW

Set along a peaceful country lane in Elmstead Market, this beautifully presented four-bedroom semi-detached cottage has been thoughtfully enhanced by a double storey rear and side extension, the property offers generous and flexible accommodation that blends refined character features with modern family living.

Highlights include an open-plan kitchen/diner, a lounge with log burner, en-suite facilities, garage and ample off-road parking, and an impressive rear garden extending beyond 100 feet.









STEP INSIDE

An elegant solid oak entrance door, finished with Jim Lawrence ironmongery, opens into a welcoming hallway where a striking twisting staircase immediately sets the tone for the craftsmanship throughout.

French doors open directly onto the rear patio, creating a seamless connection between indoor and outdoor living. Traditional Yorkshire stone flooring, complemented by underfloor heating, flows through much of the ground floor, adding warmth and practicality.

The double aspect living room provides a cosy retreat, centred around a charming log-burning stove, with french doors leading directly into the garden.

A utility room and cloakroom complete the ground floor.

Upstairs, the property offers four well-proportioned double bedrooms. The principal suite enjoys a Juliet balcony overlooking the garden and benefits from a generously appointed en-suite shower room.

A contemporary family bathroom serves the remaining bedrooms, all finished to a high standard and filled with natural light.



STEP OUTSIDE

To the front, the property is approached via an extensive shingle driveway, providing off-road parking for several vehicles and leading to a single garage. A handcrafted solid oak porch enhances the cottage's character.

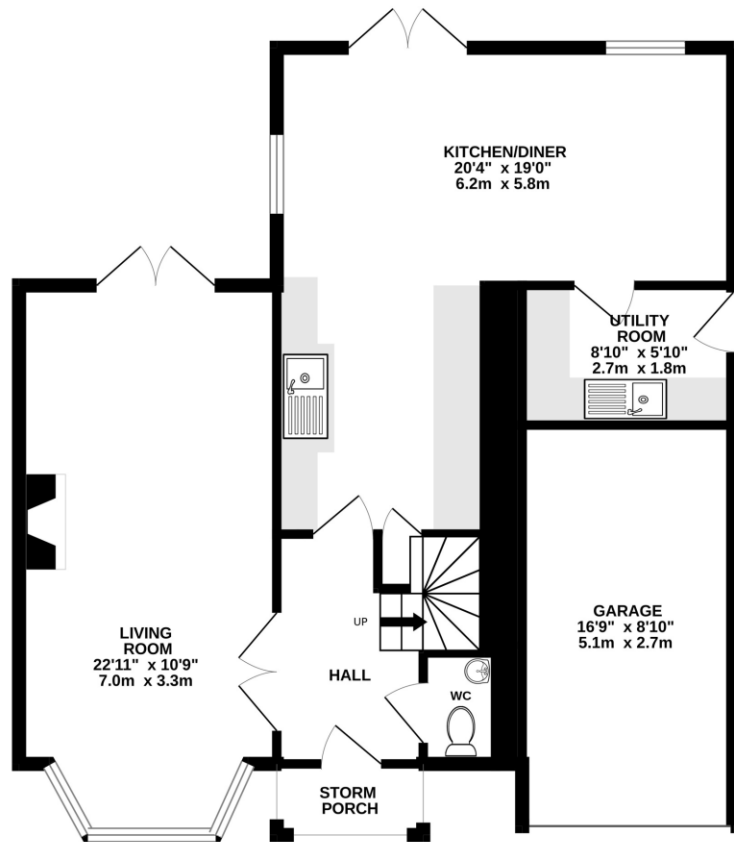
Gated side access leads to the rear garden. Measuring in excess of 100 feet, the garden is both established and versatile, featuring mature borders, vegetable plots, a generous patio ideal for entertaining, and a potting shed. This private outdoor space offers the perfect balance of formal and practical gardening, ideal for families and keen gardeners alike.

LOCATION

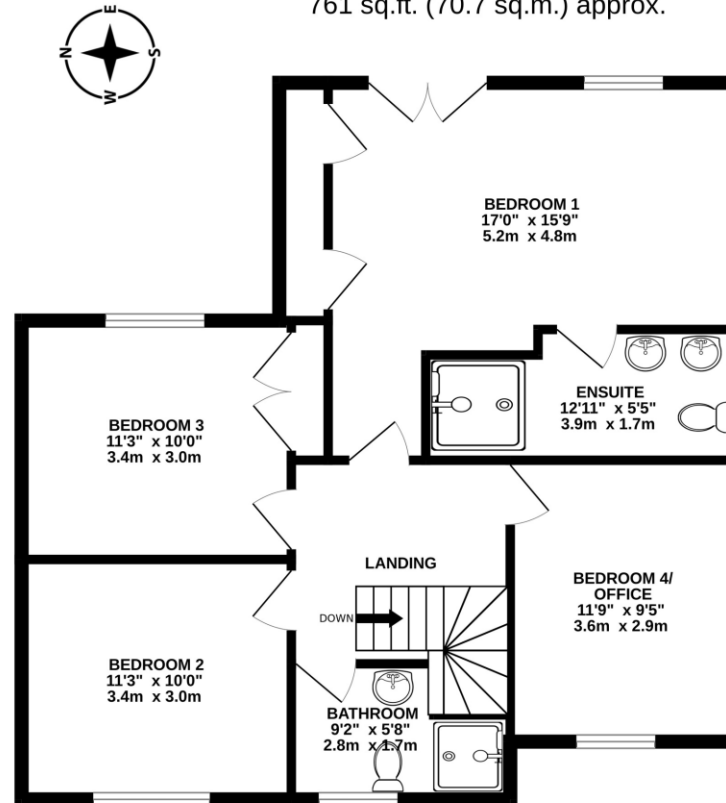
Elmstead Market is a well-regarded village within the Tendring district of Essex, positioned approximately 1.8 miles northeast of Wivenhoe and 3.7 miles east of Colchester. The village offers a range of everyday amenities including local shops, restaurants, and a highly regarded nursery and primary school.

The location is particularly well placed for commuters and coastal access, with convenient links to the A133, providing routes towards Clacton-on-Sea, Frinton-on-Sea and the wider Essex coastline. Following the introduction of the nearby A120 bypass, the village now enjoys significantly reduced through traffic, further enhancing its tranquil village atmosphere.

GROUND FLOOR
810 sq.ft. (75.3 sq.m.) approx.



1ST FLOOR
761 sq.ft. (70.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1571 sq.ft. (145.9 sq.m.) approx.

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