



Oak Cottage, Curds Road, Earls Colne, Colchester, CO6 2JT

welcome to

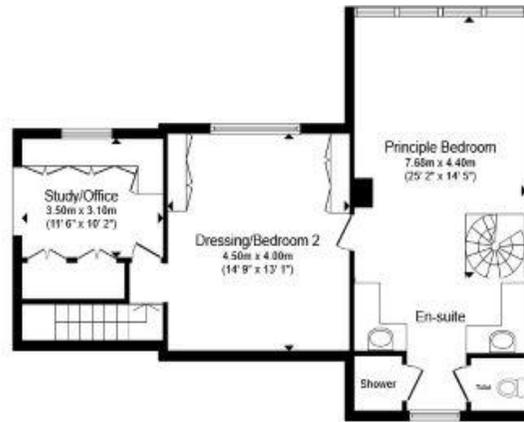
Oak Cottage Curds Road, Earls Colne Colchester

Dating back to 1564, this deceptively spacious, part-thatched home-though not listed-offers an exceptional blend of historic charm and contemporary specification. The original section of the property is rich in character, featuring an abundance of exposed timbers and impressive red brick fireplaces.

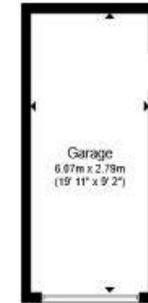




Ground Floor



First Floor



Garage

Entrance Hall / Little Lounge
19' 5" max x 11' 2" max (5.92m max x 3.40m max)

Bedroom Four
14' 5" x 11' 2" (4.39m x 3.40m)

Dining Area
16' 5" x 14' 5" (5.00m x 4.39m)

Kitchen
14' 5" x 13' 1" (4.39m x 3.99m)

Lobby
Family Bathroom

Lounge
15' 1" x 13' 5" (4.60m x 4.09m)

Garden Room
18' 9" max x 13' 6" max (5.71m max x 4.11m max)

Bedroom Three
11' 7" x 10' 2" (3.53m x 3.10m)

Principle Bedroom Suite
25' 2" max x 14' 5" max (7.67m max x 4.39m max)

Bedroom Two / Dressing Room
14' 9" x 13' 1" (4.50m x 3.99m)

Study / Office
11' 6" max x 10' 2" max (3.51m max x 3.10m max)

Outside

Total floor area 226.3 m² (2,436 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Oak Cottage, Curds Road, Earls Colne, Colchester

- Nestled within countryside
- Exceptional character property
- Maintained to the highest standards
- Four reception areas
- Four double bedrooms - 2 en-suite

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£1,250,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HST108258](https://www.williamhbrown.co.uk/Property/HST108258)



Property Ref:
HST108258 - 0011

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