



1 CHURCH COTTAGES

Wormingford | Suffolk



Chapman Stickels

1 CHURCH COTTAGES CHURCH ROAD, WORMINGFORD ESSEX, CO6 3AZ

Colchester - 5 miles
Nayland - 4 miles
Bures - 3 miles

- Sitting room • Kitchen / breakfast room • Inner lobby •
- Ground floor bathroom • First floor double bedroom •
- Attic double bedroom / studio • Private rear gardens • Parking •
- In all, about 0.126 acres •

The Property

1 Church Cottages forms part of the particularly attractive street scene to this charming rural hamlet.

Grade II listed with the neighbouring No. 2 Church Cottages, these pair of vernacular dwellings are likely to date from the late 18th century (or possibly earlier). Having been owned by the same family since 1945, both cottages have been tenanted for many years.

Essentially arranged over three floors, the accommodation comprises a welcoming front sitting room, with an open fireplace and window overlooking Church Road. To the rear is the single storey kitchen / breakfast room, with pantry and door to the rear garden. An inner lobby leads through to the ground floor bathroom.

The first provides the main double bedroom, with direct views over the neighbouring churchyard. Via the rear landing, further stairs lead to an attic bedroom / studio.

Providing a private and secluded feel, the garden is immediately to the rear (east) which consists of paved areas and a central path with areas of lawn defined by established flower and shrub borders. To the far eastern boundary is an area offering ample off-road parking, which is accessed via a private lane that returns to Church Road. In all, the property covers some 0.126 acres.

A CHARMING SEMI-DETACHED PERIOD COTTAGE OCCUPYING A WONDERFUL SEMI-RURAL SETTING TOGETHER WITH PRIVATE REAR GARDENS AND OFF-ROAD PARKING



Location

Set on the northern edge of Wormingford, Church Cottages occupy a tranquil and picturesque position which directly overlook St Andrews Church. The properties lie in a conservation area, as well as the Dedham Vale Area of Outstanding Natural Beauty. The village benefits from a village pub The Crown and a visiting twice weekly Post Office which comes to the Village Hall. The commuter can take advantage of regular mainline trains to London's Liverpool Street Station, the journey taking about 50 minutes.

Services

Mains water, electricity and drainage is connected.

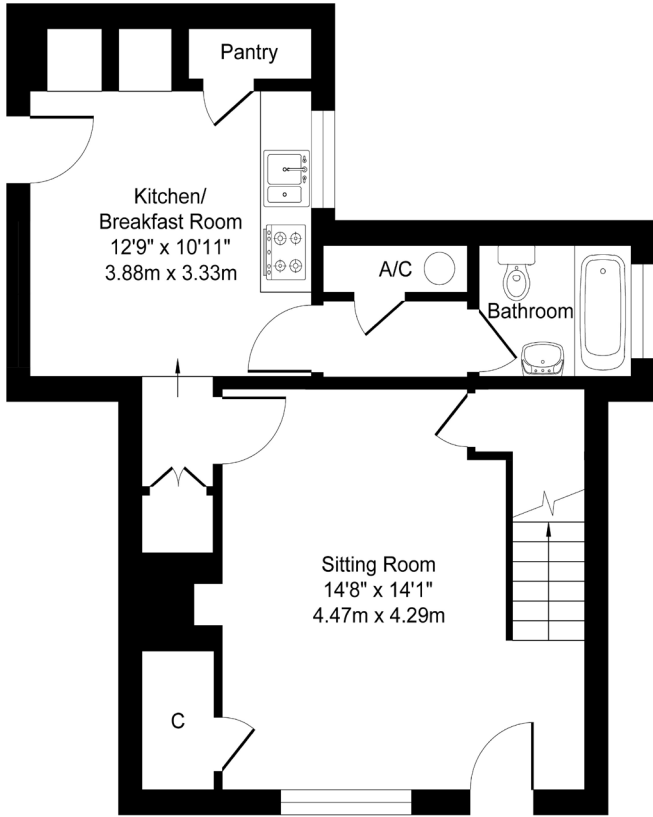
Local Authority and Council Tax

Colchester City Council
Band C - (2026)



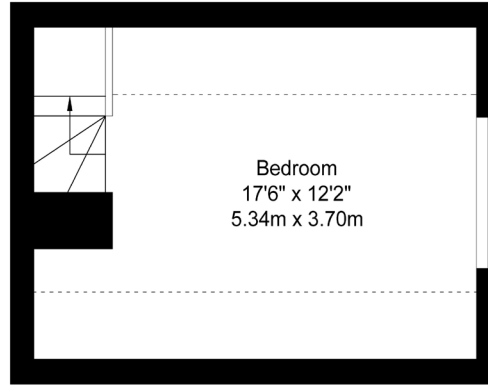
1 Church Cottages, Church Road, Wormingford, Essex, CO6 3AZ

Approximate Floor Area
Main House - 842 sq. ft / 78.27 sq. m

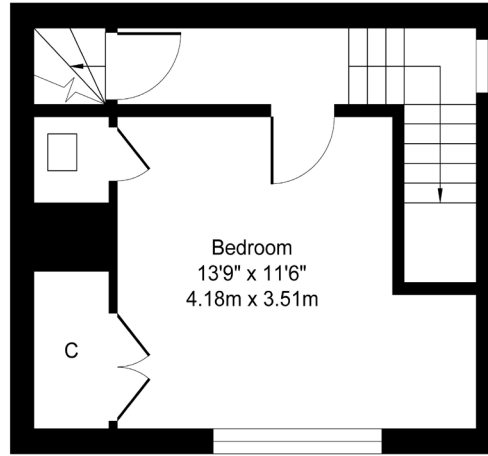


Ground Floor

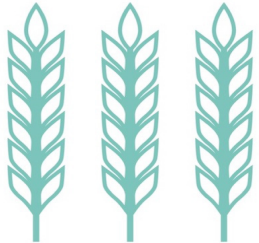
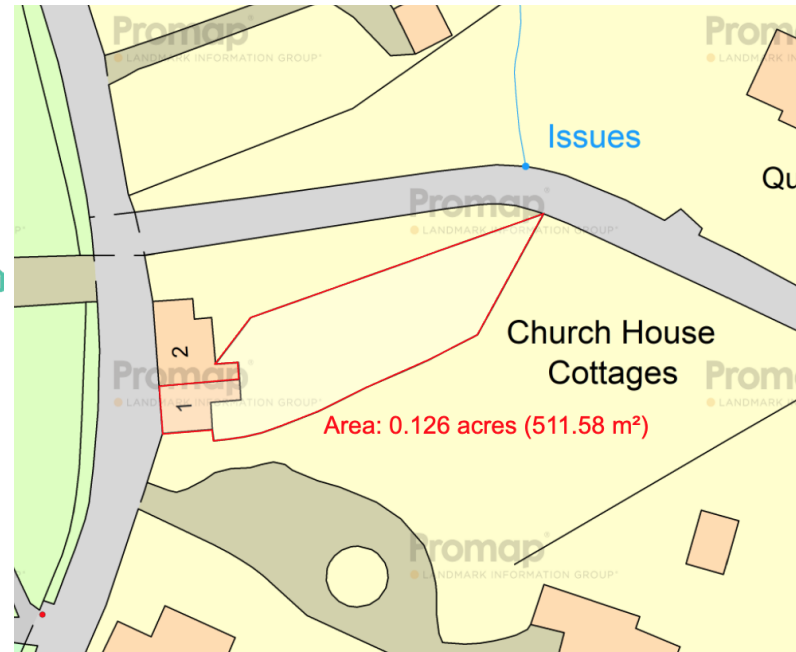
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Second Floor



First Floor



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The Corn Exchange,
Market Place,
Hadleigh,
Suffolk,
IP7 5DN

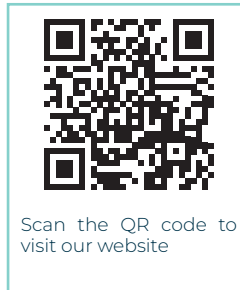
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