



# 2 CHURCH COTTAGES

Wormingford | Suffolk



Chapman Stickels

## 2 CHURCH COTTAGES CHURCH ROAD, WORMINGFORD ESSEX, CO6 3AZ

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

- Sitting room • Dining room • Kitchen • Ground floor bathroom •
- First floor double bedroom • Attic double bedroom / studio •
- Gardens • Provisions for off-road parking • In all, 0.211 acres •

### The Property

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

Grade II listed with the neighbouring No.1 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 been tenanted for many years, however, No. 2 is now vacant.

Essentially arranged over three floors, the accommodation comprises two generously proportioned front reception rooms, each with working fireplaces and windows overlooking Church Road. To the rear is the storey kitchen, ground floor bathroom and an inner lobby with external door to the garden.

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

The private gardens form two distinct areas, where the immediate rear garden provides a terrace area which extends to the northern side of the cottage, with a pedestrian gate leading onto Church Road. The principal garden extends to the east, comprising an area of lawn with a central patio. Towards the far eastern boundary is an area which can be utilised for off-road parking.

To the northern side of the private lane is further amenity land which is currently used as a kitchen / vegetable garden, with an area of lawn situated to the wider eastern end.

The subject land is hatched red on the accompanying plan, and the vendor will call for an overage agreement to bind the purchasers (and their successors) in respect of any future development for 40% of any uplift in value, remaining for 60 years. This is only applicable following a successful planning application for an independent dwelling(s).

## A CHARMING SEMI-DETACHED PERIOD COTTAGE OCCUPYING A WONDERFUL SEMI-RURAL SETTING TOGETHER WITH EXTENSIVE REAR GARDENS AND PROVISIONS FOR 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

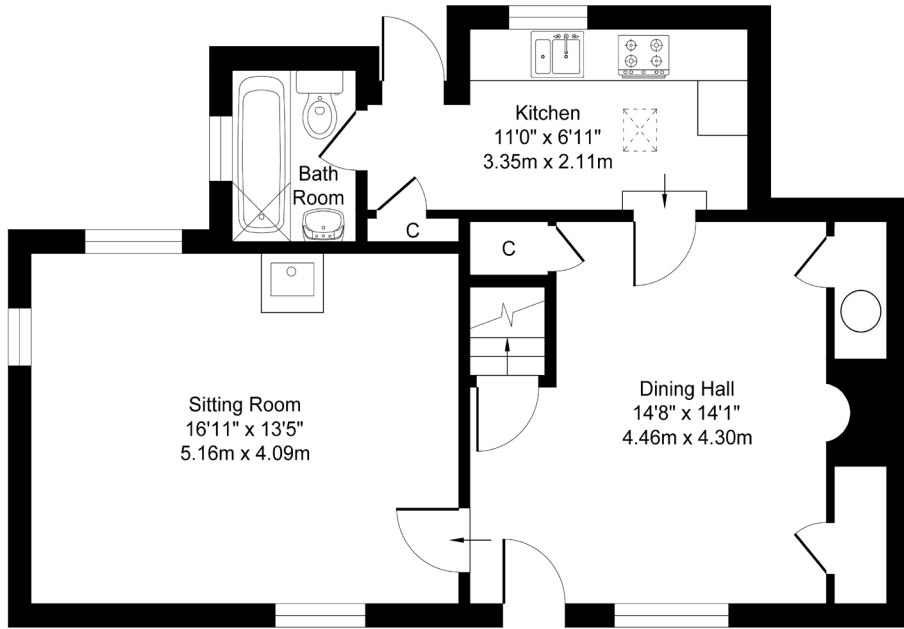
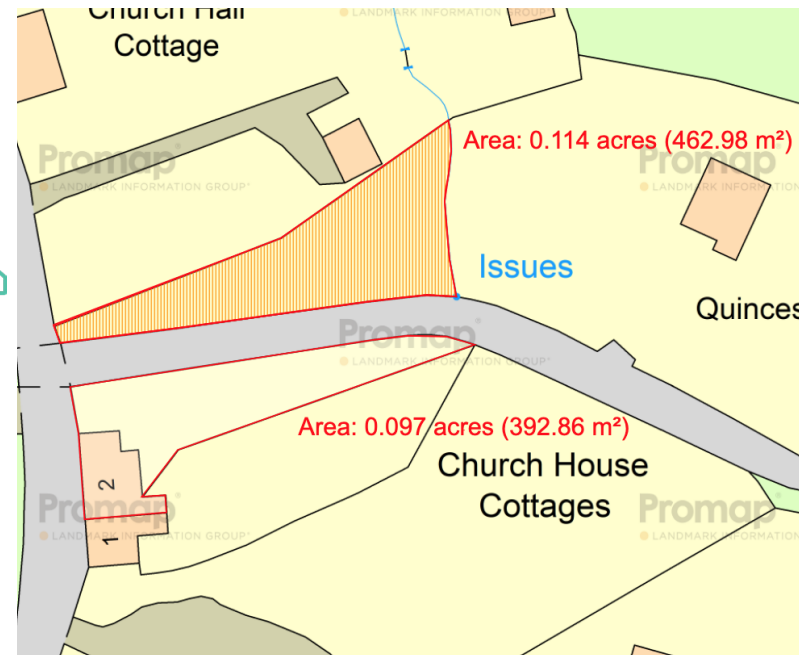
Colchester City Council

Band C - (2026)

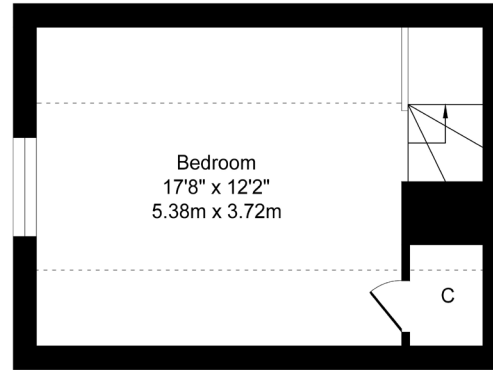


# 2 Church Cottages, Church Road, Wormingford, Essex, CO6 3AZ

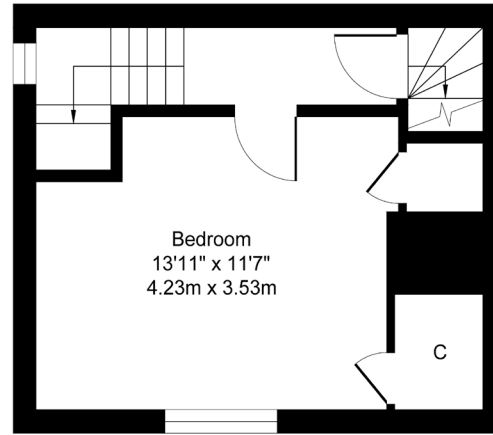
Approximate Floor Area  
Main House - 980 sq. ft / 91.05 sq. m



Ground Floor



Second Floor



First Floor

Illustration for identification purposes only, measurements approximate, not to scale. Copyright

## Chapman Stickels

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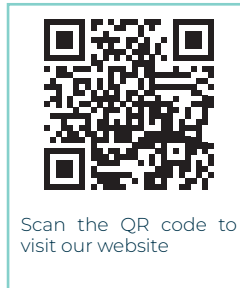
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