



NP NICHOLAS
PERCIVAL

For Sale. 7 Fen Street
Nayland, Colchester, CO6 4HT

Incorporating **BS** BIRCHALL
STEEL



7 Fen Street, Nayland, Colchester, CO6 4HT

Offered with no onward chain 7 Fen Street, Nayland, is a charming Grade II listed cottage in the heart of Nayland's conservation area. Full of character and period detail, the property enjoys a delightful outlook over the pretty stream that forms part of the River Stour. With three welcoming reception rooms, two double bedrooms, kitchen, family bathroom and cloakroom, as well as covered off-road parking and a south-facing garden, it offers the perfect blend of heritage and everyday comfort.

Grade II Listed | Situated in a Conservation Area | No Onward Chain
Tenure Freehold | Oil Central Heating | EPC Awaited
Mains Water, Drainage and Electricity Connected | Council Tax Band E



The Cottage

Set on one of Nayland's most picturesque lanes, 7 Fen Street immediately impresses with its solid wooden front door flanked by twin columns. Inside, the cosy sitting room features a bottled-gas fire with attractive surround and built-in bookcases and storage – an inviting retreat at any time of year.

To the rear, a bright garden room opens through French doors onto the patio and south-facing garden, creating a seamless connection between indoor and outdoor living.

The dining room at the front of the cottage enjoys views over Fen Street and could easily be reimagined as a third bedroom if required. The kitchen, located at the rear, is well laid out with an integrated oven, hob and extractor, space and plumbing for a freestanding dishwasher and fridge-freezer, and a good array of cupboards and drawers. A cloakroom with wc and handbasin completes the ground-floor accommodation.

Upstairs, the principal bedroom is a spacious dual-aspect double with built-in wardrobes and views to both front and rear. The second bedroom, also with built-in storage, is a comfortable double to the front. The five-piece family bathroom offers a bath with shower mixer attachment, separate shower cubicle, handbasin set within a vanity unit, bidet and wc.



Reasons to Live in Nayland

Nayland is one of Suffolk's most sought-after villages, celebrated for its handsome period houses, riverside setting and strong sense of community. Everyday needs are catered for with a well-stocked village store, doctors surgery, dentists and welcoming pubs, while nearby Stoke-by-Nayland offers a renowned golf and country club.

The surrounding Dedham Vale Area of Outstanding Natural Beauty – made famous by Constable – provides idyllic countryside walks, cycling routes and riverside picnics. Despite its tranquil feel, Nayland is just a short drive from Colchester, with its excellent schools, shops, restaurants and mainline station offering fast services to London Liverpool Street.



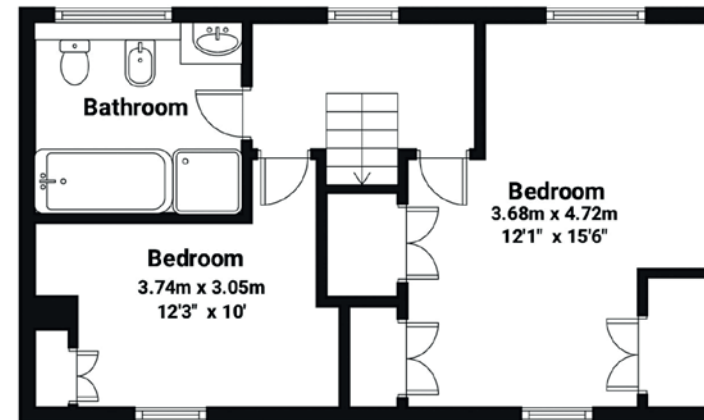
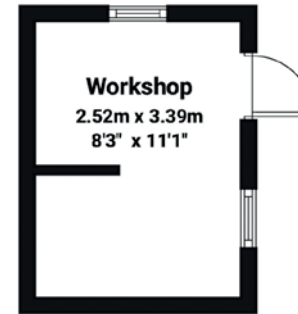
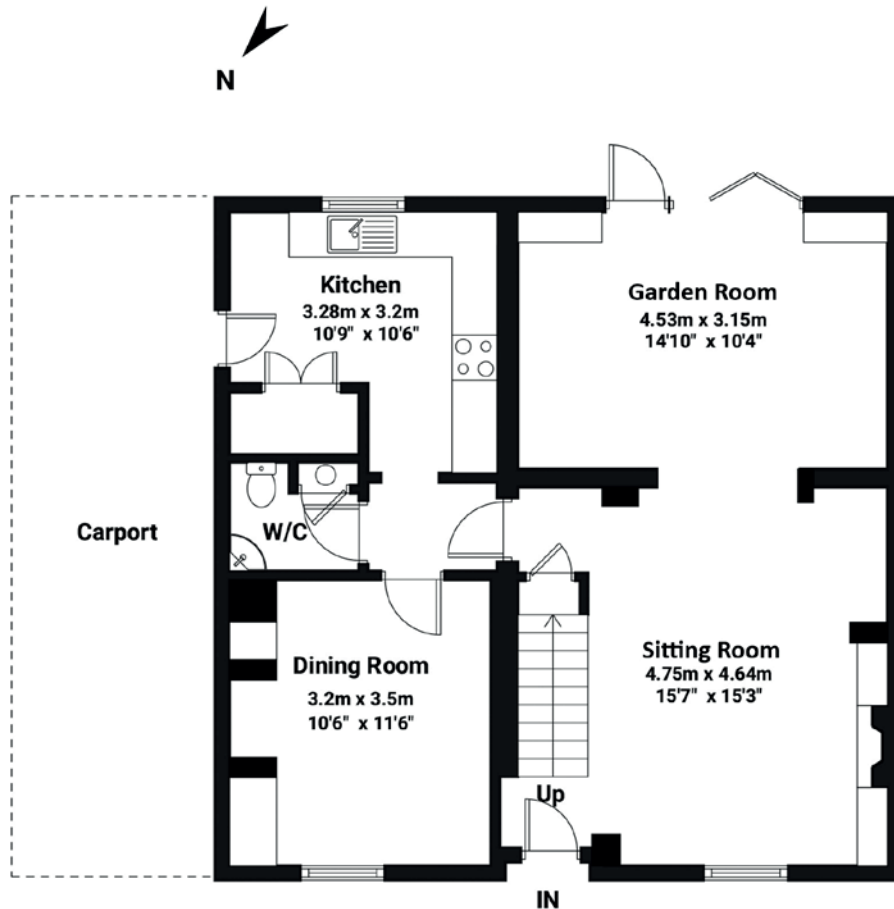


Outdoor Space

To the side of the cottage, a covered parking area accommodates one vehicle, and with a little modification could be opened up to create space for a second. The oil tank sits neatly to the rear of the driveway.

The garden is mainly laid to lawn with mature beds and borders adding colour and interest. A patio immediately outside the house makes the most of the southerly aspect – perfect for enjoying a morning coffee, relaxing in the sun, or entertaining family and friends. A useful garden shed with power connected houses the oil-fired boiler and there is space and plumbing for a free standing washing machine.





Agents Notes

- Stamp Duty Land Tax will need to be paid to purchase this property. Please use the web link to the government website : <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro> to assess your position.
- Other charges such as solicitors fees and removal costs will also need to be considered.

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Total Approximate Floor Area: **1140.2 Sqft (105.92 Sqm)**

House: **1048.2 Sqft (97.38 Sqm)** Workshop: **92 Sqft (8.54 Sqm)**

Illustration for identification purposes only. Measurements are approximate and not to scale.



Viewing is strictly by appointment with the Sole Selling Agents.

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