



NP NICHOLAS
PERCIVAL

For Sale. Oak Cottage
Stanway Green, Stanway, Colchester, Essex CO3 0RA

Incorporating **BS** BIRCHALL
STEEL





Oak Cottage, Stanway Green, Stanway, Colchester, Essex CO3 0RA

Offered with no onward chain Oak Cottage is a detached two / three bedroom bungalow situated in Stanway Green, a picturesque residential locality that offers a countryside feel, yet is just a short drive from all the amenities Stanway and the city of Colchester has to offer.





Oak Cottage

A storm porch welcomes you to the property, with the entrance hallway providing access to the study, which could be used as a third bedroom if required.

The cosy dual aspect sitting room with electric fire flows through to the dining room, that is adjacent to the kitchen. The kitchen features a freestanding cooker with accompanying hood, ample storage is provided by a good array of cupboards and drawers. To the rear is the utility room that provides space for a freestanding washing machine, freestanding dishwasher and freestanding fridge-freezer.

Both bedrooms are well proportioned doubles, both offering built in wardrobes and storage. The five-piece family bathroom features a double ended bath with shower mixer attachment, separate shower cubicle, hand basin, bidet, wc and heated towel rail.

The cloakroom completes the internal accommodation.

The Outside

To the front there is a gravelled driveway that provides parking for several vehicles.

The mature rear garden is mainly laid to lawn with numerous shrubs and trees, amongst the beds and borders. The garden shed will remain at the property once sold.

Adjacent to the property there is a patio and within the boiler room is the recently installed (Autumn 2025) gas boiler and a water softener.



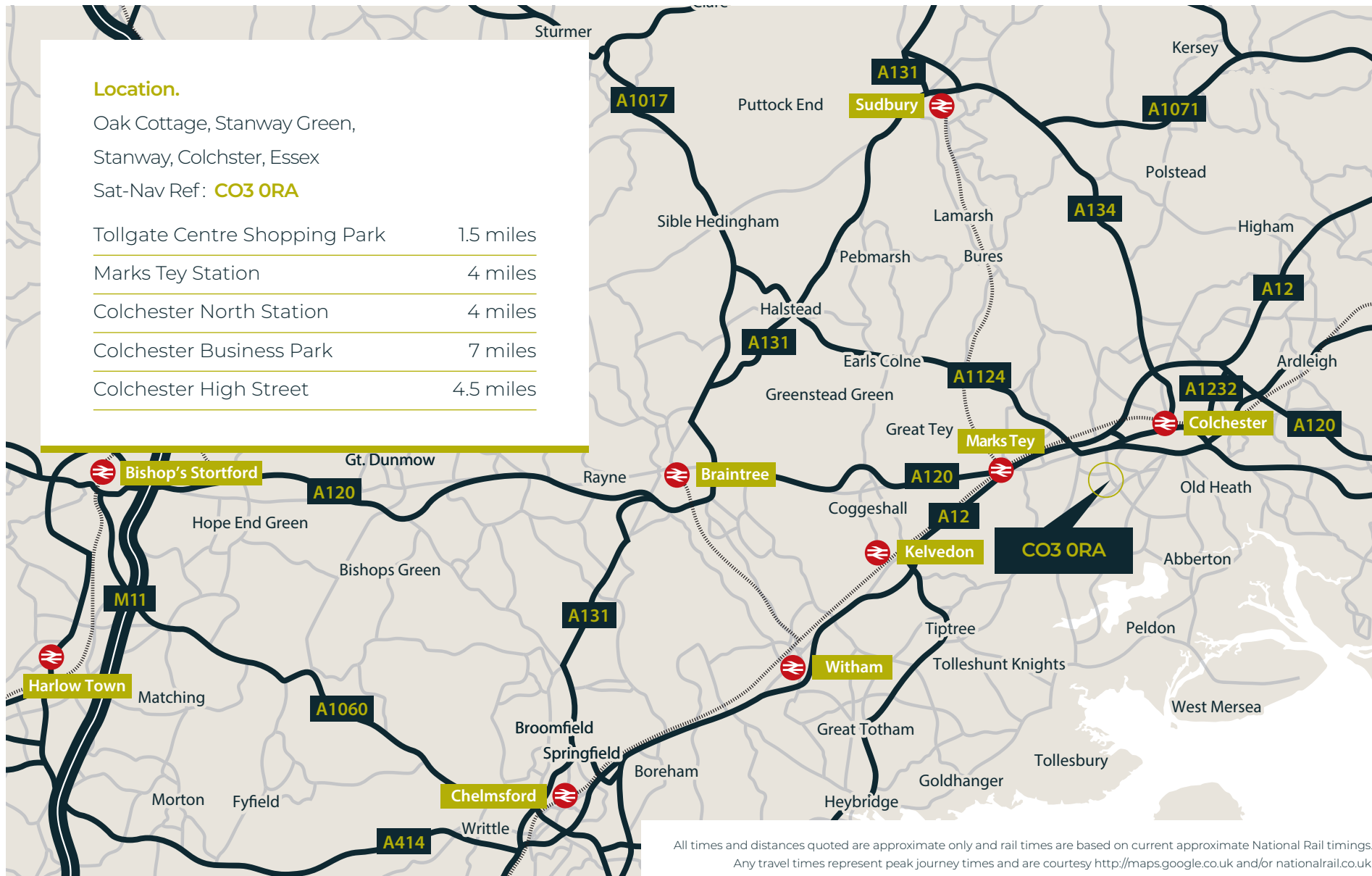


Location.

Oak Cottage, Stanway Green,
Stanway, Colchester, Essex

Sat-Nav Ref: **CO3 0RA**

Tollgate Centre Shopping Park	1.5 miles
Marks Tey Station	4 miles
Colchester North Station	4 miles
Colchester Business Park	7 miles
Colchester High Street	4.5 miles



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings.
Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk



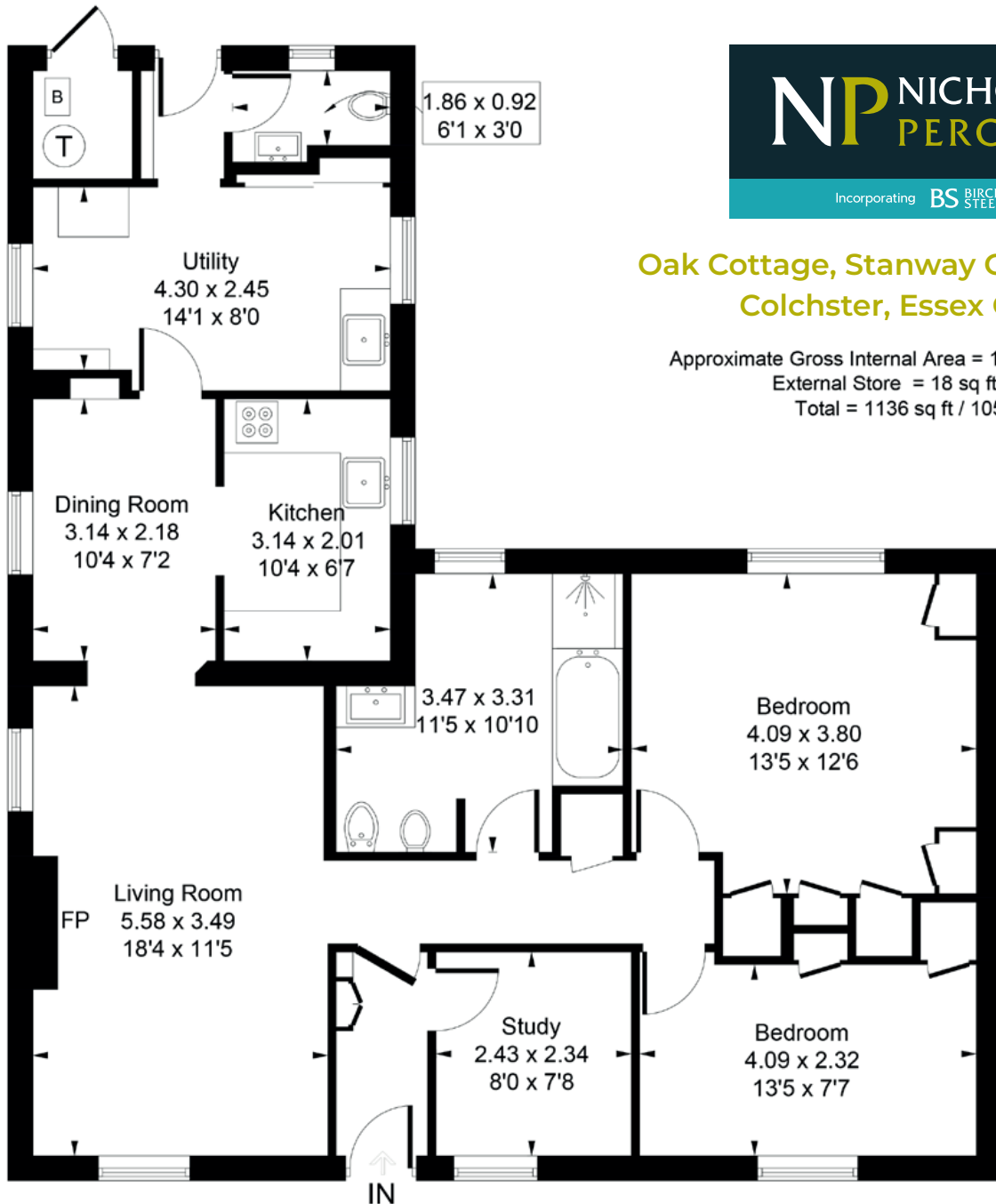
Living in Stanway

Stanway Green provides the impression of a countryside setting, whilst offering very easy access to the city centre of Colchester. This leafy location is a well-kept secret, with a village feel.

Stanway is a thriving suburb of Colchester, popular with families for its excellent schools, parks and easy access to both countryside and city life. Nearby, you'll find an array of local shops, cafés and restaurants, along with larger retail parks for everyday convenience.

The vibrant city centre of Colchester is just a short drive away, offering historic charm, cultural attractions, and fast rail connections to London Liverpool Street in under an hour. With beautiful countryside walks on your doorstep and the coast within easy reach, Stanway offers the perfect balance between modern living and a relaxed, community-focused lifestyle.





Oak Cottage, Stanway Green, Stanway, Colchester, Essex CO3 0RA

Approximate Gross Internal Area = 1118 sq ft / 103.9 sq m
 External Store = 18 sq ft / 1.7 sq m
 Total = 1136 sq ft / 105.6 sq m

Agents Notes

- Please note a Tree Preservation Order applies to an Oak tree at the front of the property.
- Tenure Freehold | Gas Central Heating | EPC Awaited
- Council Tax Band D
- 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.







Viewing is strictly by appointment with the Sole Selling Agents.

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Other charges such as solicitors' fees and removal costs will also need to be considered. Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only.

No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.