

Colchester Road, Great Totham , CM9 8DG
Price £575,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

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This delightful DETACHED THREE BEROOM CHARACTER COTTAGE on Colchester Road is brimming with a WEALTH OF BOTH CHARM & CHARACTER with a warm & inviting atmosphere throughout.
The cottage boasts three reception rooms incorporating an impressive split level living room, providing ample space for both relaxation and entertaining along with a kitchen/breakfast room. The three well-proportioned bedrooms offer comfortable accommodation along with a first floor bathroom.
Externally the property is set on a generous mature corner plot with adjacent driveway providing off road parking plus a detached garage.
In summary, this detached character cottage is a rare find, combining a wealth of charm along with being in a sought-after village location & internal viewing comes highly advised. Council Tax Band E. Energy Efficiency Rating F.







Bedroom 13'5 x 12'1 (4.09m x 3.68m)
Secondary glazed window to front, radiator, range of fitted wardrobes, exposed timbers to ceiling, airing cupboard with water cylinder.

Bedroom 11'11 x 11'6 (3.63m x 3.51m)
Secondary glazed window to front, radiator, exposed timbers to ceiling.

Bedroom 8'2 x 8'2 (2.49m x 2.49m)
Three windows to rear, radiator.

Bathroom 8'2 x 6'1 (2.49m x 1.85m)
Obscure secondary glazed window to rear, radiator, bathroom suite comprising of low level w.c, wash hand basin, panelled bath with hand holds, mixer tap & shower attachment.

Landing
Two secondary glazed windows to rear, access to loft space, stairs leading down to ground floor.

Entrance Porch
Entrance door, multi pane door to:

Living Room 18'10 x 11'3 (5.74m x 3.43m)
Split level room with secondary glazed bow window to front, secondary glazed bay window to rear, two radiators, feature brick fireplace, exposed beams & timbers, doors to study & inner hallway.

Study 13'8 x 6'2 (4.17m x 1.88m)
Secondary glazed window to front, window to rear, radiator.

Inner Hallway
Secondary glazed window to rear, two radiators.

Understairs W.C
Obscure glazed window to rear, low level w.c.

Dining Room 12'4 x 12' (3.76m x 3.66m)
Secondary glazed bow window to front, radiator, exposed beams & timbers, feature brick fireplace.

Kitchen/Breakfast Room 18' x 9'3 (5.49m x 2.82m)
Secondary glazed window to front, window to rear, door to garden, radiator, sink unit with mixer tap set into worksurfaces, tiled splash backs, exposed beams & timbers to ceiling, space for appliances, cupboard housing boiler.

Rear Garden
Commencing with patio area, side access gate, outside tap, flower & shrub beds, laid to lawn, gate leading to adjacent driveway providing off road parking and garage.

Garage 23'2 x 15'7 (7.06m x 4.75m)
Up & over door, power and light connected.

Frontage
Occupying a prominent corner plot with a range of trees & shrubs.

Agents Note, Money Laundering & Referrals
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per purchaser (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.


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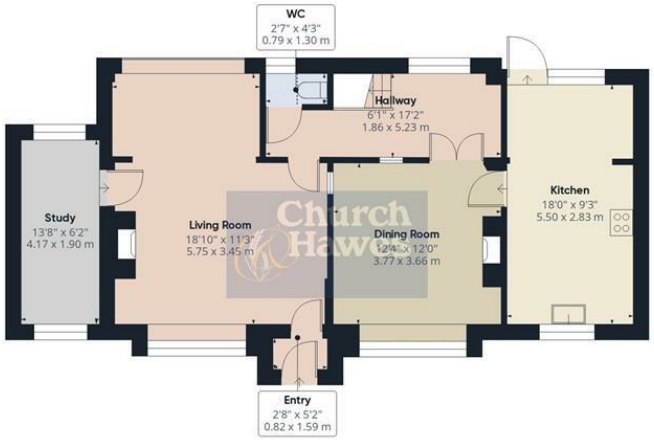

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

1652 ft²

153.4 m²

Reduced headroom

8 ft²

0.7 m²

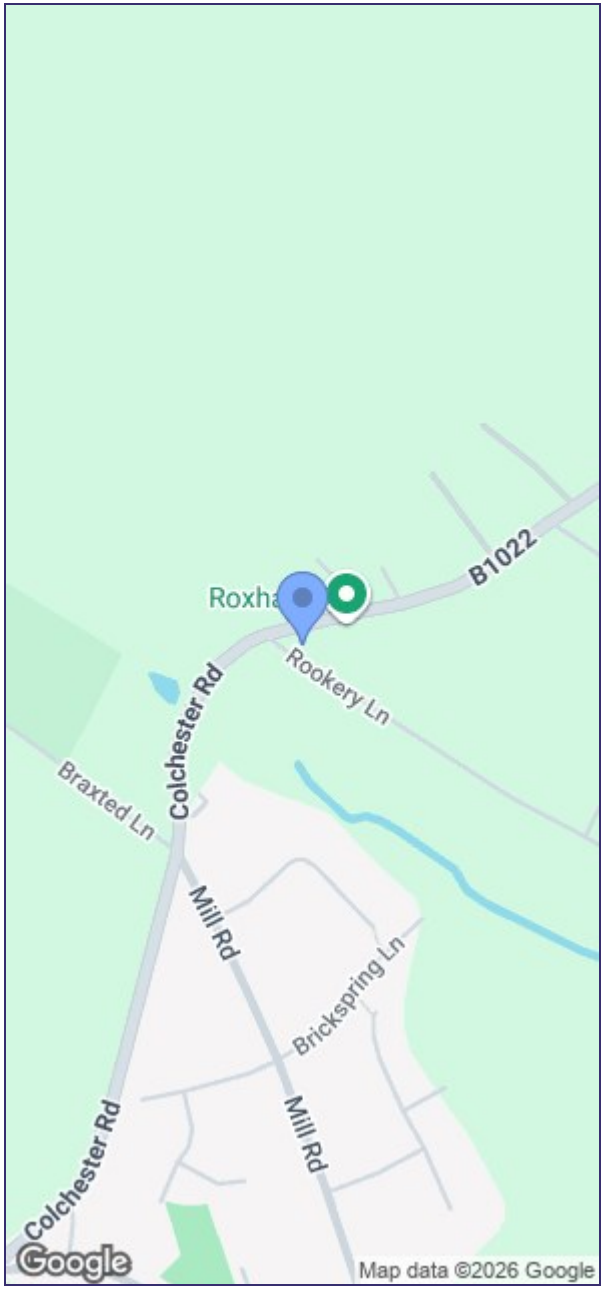
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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