

**Church Square, St. Osyth
CO16 8NU
Guide Price £225,000-£230,000
Freehold**





- Two Bedroom Cottage
- Grade II Listed
- Cosy Living
- Beautiful Courtyard Garden
- Open Planned

- Kitchen With Utility Area
- Log Burner
- Family Bathroom
- Street Parking
- Call Us To View

WELCOME TO TEDDY BEAR COTTAGE

A STUNNING GRADE II LISTED COTTAGE IN ENVIABLE LOCATION OF CHURCH SQUARE ST OYSTH
OPPOSITE THE VILLAGE CHURCH

This cottage will definitely not disappoint you when having an internal inspection as you will be welcomed with abundance of character including original beams, multi burner, original brick fire place and the added benefit of updated sash windows.

The accommodation includes open plan living to the ground floor with kitchen, pantry cupboard and utility area to the ground floor. To the first floor you will be welcomed with a quirky landing leading to the entrance of two bedrooms and family bathroom.

The exterior offers a breathtaking courtyard garden that is beautifully maintained and well stocked with the added benefit of a shed. Situated close to the Priory, local amenities and main road links to Colchester and Clacton.



The accommodation with approximate room sizes are as follows:

SIDE ENTRANCE

Solid wood flooring, panelled door with cat flap opening into kitchen.

LOUNGE

16' 9" x 9' 5" (5.10m x 2.87m)

Two sash windows, solid wood flooring. Cupboard housing electric meter, feature fireplace with beamed mantle and tiled hearth, original beams giving the lounge a cosy setting, open plan into kitchen. Stairs leading to first floor landing.

KITCHEN/BREAKFAST ROOM

13' 8" x 7' 1" (4.16m x 2.16m)

Window to front aspect, two ceiling lights and two wall lights. Sage green country style kitchen, solid walnut worktops, range of wall and base units, bespoke storage. Exposed original beams and brick work, chimney and pantry cupboard. Part tiled walls, integrated fridge, butler sink with left hand drainer. Space for gas/electric cooker, open plan into lounge.

UTILITY AREA

3' 10" x 3' 10" (1.17m x 1.17m)

Space for washing machine, tiled flooring. Wall mounted gas boiler.



FIRST FLOOR LANDING

Window to side aspect, carpet flooring.

BEDROOM ONE

11' 0" x 7' 8" (3.35m x 2.34m)

Window to front aspect, carpet flooring, ceiling light, radiator. Double room with views of Church and original beams.

BEDROOM TWO

11' 11" x 7' 9" (3.63m x 2.36m)

Window to front aspect, carpet flooring, ceiling light, radiator. Views of Church and original beams.

FAMILY BATHROOM

6' 7" x 4' 11" (2.01m x 1.50m)

Window to rear aspect, laminate flooring. Panelled bath with over head shower, pedestal hand wash basin with tiled splashbacks and low level WC. Part tiled walls, original beams.

LOFT

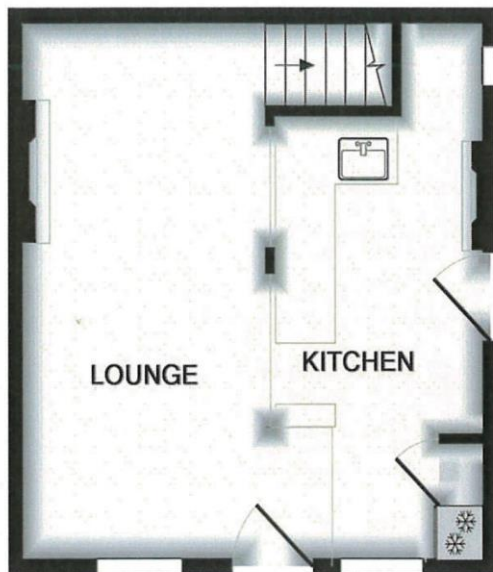
Boarded and insulated.

EXTERIOR

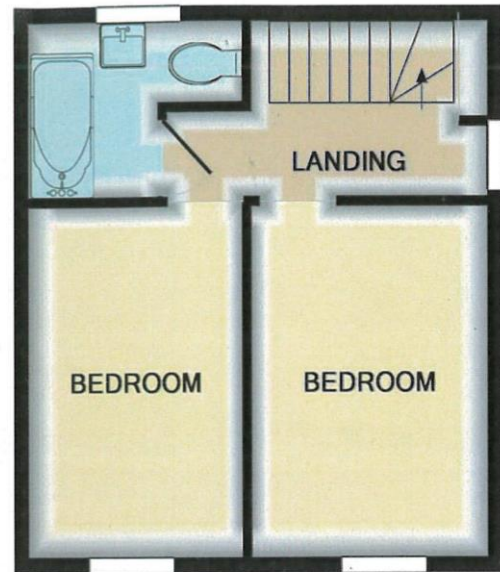
Courtyard garden with patio area. Raised flower beds. Timber shed. Boundary retained by private brick wall. Street Parking.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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