

# £380,000



- Thatched Cottage
- Two Double Bedrooms
- Garage & Off Road Parking
- Front & Rear Garden
- Grade II Listed
- Living Room with Inglenook Fireplace
- Dining Room, Music Room & Study
- Conservatory
- Fitted Kitchen
- Gas Central Heating

# Spring Cottage, Chapel Lane, Elmstead, Colchester, Essex. CO7 7AG.

This charming grade II listed detached thatched cottage was built in the 1600s boasting many original features. Positioned within the centre of Elmstead Market facing the village's green and war memorial. It is set back from most passing traffic and it is located only moments on foot from a Budgens supermarket, the village Primary School and the village cricket club. Internally the property has been well cared for and maintained by the current owners, some of the properties main highlights include exposed beams, inglenook fireplace, dining room with fireplace, a further two reception rooms and conservatory, oak and marble flooring, brick built green house, two double bedrooms and a beautiful front & rear garden. An interval viewing is highly advised to fully appreciate the charm this property has to offer, call the sales team today

01206 820 999 🌙.



Call to view 01206820999



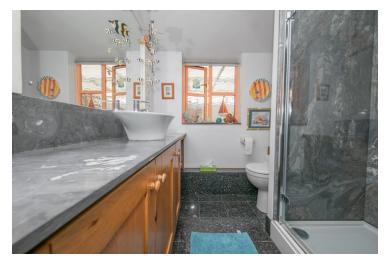
# Property Details.

#### **Ground Floor**

#### **Entrance Hall**

 $18'\ 07''\ x\ 6'\ 2''\ (5.66m\ x\ 1.88m)$  Wooden floor, exposed beams, radiator, inner entrance door from the porch with wooden front door.

#### **Family Bathroom**



9' 02" x 4' 08" (2.79m x 1.42m) Window to rear, exposed beams, tiled floor, towel rail, vanity unit with marble counter top, bowl sink, double shower, WC.

#### **Living Room**



 $15'\ 06''\ x\ 12'\ 01''\ (4.72m\ x\ 3.68m)$  Double glazed window to front, two radiators, wooden floor, exposed beams, inglenook fireplace.

#### **Dining Room**



15' 11" x 11' 02" (4.85m x 3.40m) Fireplace, exposed beams, stairs to first floor.

#### **Music Room**



 $16' \ 03'' \ x \ 7' \ 01'' \ (4.95m \ x \ 2.16m)$  Radiator, French doors, exposed beams, loft access.

### Property Details.

#### **Kitchen**



14' 02" x 8' 11" (4.32m x 2.72m) Windows to rear, tiled floor, fitted kitchen including a range of wall and base units, granite worktops, integrated cooker, hob, over head fan, space for washing machine, dish washer, wine cooler, fridge/freezer.

#### Study

 $14' \ 03" \times 8' \ 11"$  (4.34m x 2.72m) Window to side and rear, tiled floor, radiator.

#### Conservatory

9' 6"  $\times$  9' 0" (2.90m  $\times$  2.74m) French doors to side, tiled floor, windows to rear and side.

#### First Floor

#### **Bedroom**



18' 05"  $\times$  13' 09" (5.61 m  $\times$  4.19m) Window to front, fitted wardrobes within brick chimney stack creating a dressing room area, radiator, exposed beams and brick work.

#### **Bedroom**



10' 10" x 8' 05" (3.30m x 2.57m) Double glazed window to side.

#### Outside

#### Garage & Parking

Off road parking to front, garage with up & over door.

#### Front & Rear Garden



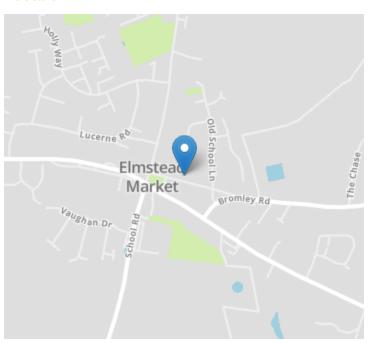
A welcoming generous front garden currently maintained by the current owners, this well stocked garden is bursting with lots of colours and a variety of shrubs, bushes and plants, the garden also includes patio area, lawn, and feature pond along with foot path leading to the properties front door, side access to the rear garden, laid to paving, wild flower garden, brick built green green house, retained by privacy fencing,

## Property Details.

#### Floorplans



#### Location



#### **Energy Ratings**

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

