



## Granary Cottage, Mill Lane, Birch, Colchester, Essex. CO2 0NG.

\*\* Guide Price £450,000 to £475,000 \*\* This impressive detached family home is prominently positioned in the charming village of Birch, approximately five miles southwest of Colchester. Nestled in a highly sought-after location, Birch offers a delightful mix of amenities, including a primary school, memorial hall, art gallery, and welcoming pub, creating an idyllic setting for a growing family. The property has been tastefully renovated by the current owners, combining period charm with modern style throughout.

- A Charming Detached Home , Nestled In The Village Of Birch
- Fully Renovated & Upgraded Throughout
- Double Garage & Large Driveway
- Thoughtfully Designed & Landscaped Garden
- Two En Suites & Ground Floor Cloakroom
- Open Plan Kitchen/Dining Area/Family Area
- Suitable For A Growing Family, Working Professional Or First Time Buyer
- Two Double Bedrooms
- An Imposing And Exceptional Cottage
- Viewings Advised

Call to view 01206 576999



# Property Details.

## Ground Floor

### Entrance Hallway

### Ground Floor Cloakroom

### Kitchen



9' 4" x 8' 1" (2.84m x 2.46m)

### Dining Room



12' 2" x 10' 9" (3.71m x 3.28m)

## Family Room



16' 5" x 10' 9" (5.00m x 3.28m)

## Living Room



16' 3" x 10' 4" (4.95m x 3.15m)

## First Floor

### Bedroom One



11' 11" x 8' 4" (3.63m x 2.54m)

# Property Details.

## EnSuite



## Bedroom Two



11' 5" x 9' 5" (3.48m x 2.87m)

## EnSuite

## Eaves Storage

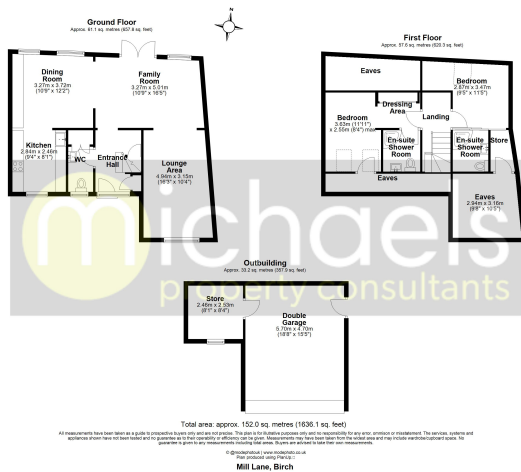
10' 5" x 9' 8" (3.17m x 2.95m)

## Double Garage

18' 8" x 15' 5" (5.69m x 4.70m)

# 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.