



- Very Close Proximity To Local Schooling, Amenities & Public Houses
- Leavenheath Village Location
- A Charming & Elegant Two Bedroom Cottage
- An Impressive Garden Measuring Over 150FT
- Outbuildings, Workshop & Decking Area
- Ample Parking
- Exposed Beams & Brickwork
- A Self Contained Annex

7 Stoke Road, Leavenheath, Colchester, Suffolk. CO6 4PP.

Set within the idyllic village of Leavenheath, on the picturesque Essex-Suffolk border, is this unique two-bedroom cottage occupying an impressive plot that backs onto open fields. Offering a wealth of period charm and generous space throughout, the property features a spacious living room with oak beams and an exposed brick fireplace, leading through to a useful utility area with built-in storage. To the rear, there is a bright kitchen/dining room. Upstairs, the first floor offers two well-proportioned bedrooms, both with inset storage cupboards, along with a family bathroom serving both rooms. Externally, the property is accessed via a walkway, which also leads to a one-bedroom annex comprising a large bedroom, separate bathroom, and utility space.



Property Details.

Ground Floor

Living Room



18' 11" x 17' 11" (5.77m x 5.46m)

Utility Area

7' 8" x 3' 11" (2.34m x 1.19m)

Kitchen/Dining Room



14' 8" x 12' 3" (4.47m x 3.73m)

Outside Walkway

13' 3" x 6' 1" (4.04m x 1.85m)

First Floor

Bedroom One



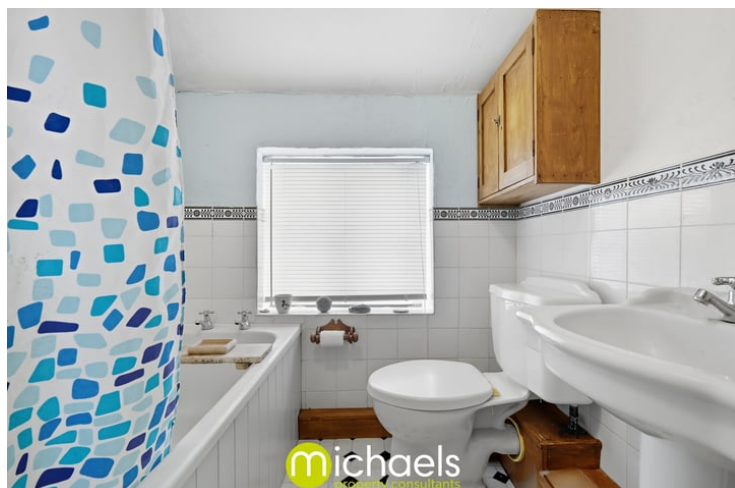
12' 4" x 11' 10" (3.76m x 3.61m)

Bedroom Two



12' 11" x 12' 8" (3.94m x 3.86m)

Bathroom



6' 8" x 6' 2" (2.03m x 1.88m)

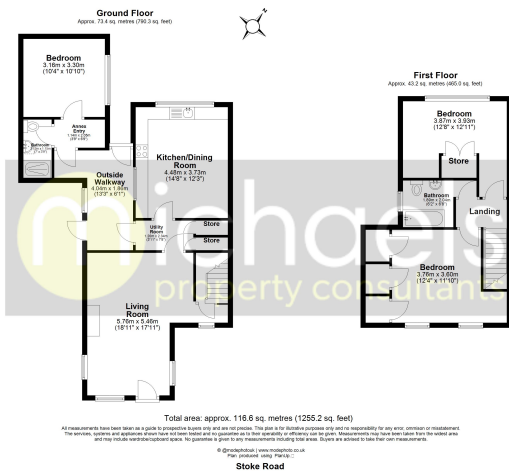
Property Details.

Annex

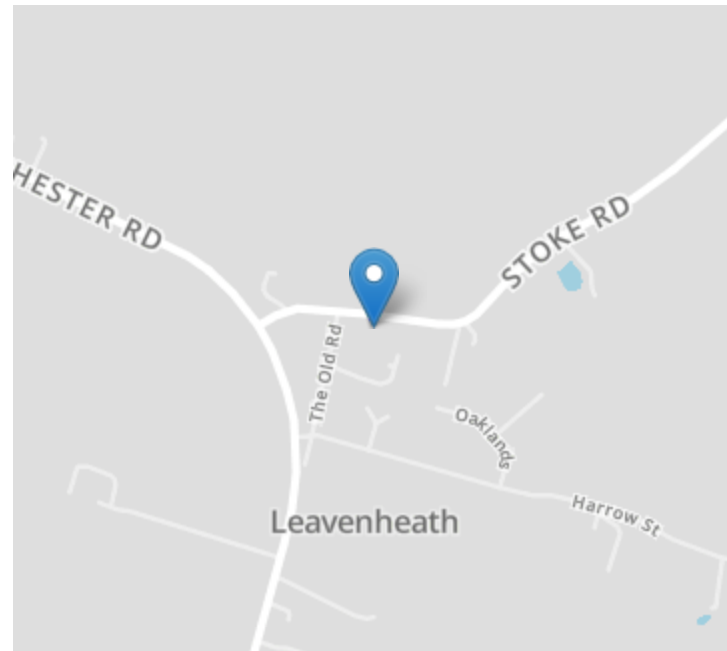


Property Details.

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.