



- GUIDE PRICE £600,000 - £625,000
- Grade II Listed Detached Cottage
- Three/Four Bedrooms
- Two Bathrooms
- One Bedroom Self Contained Detached Annexe
- Panoramic Field Views
- Stunning Original Exposed Beams And Red Brick Fireplaces
- Stunning Grounds Approaching 1/3 Of An Acre

Half A Loaf Cottage, Rectory Road, Aldham, Colchester, Essex. CO6 3RR.

A rare opportunity to acquire this delightful Grade II listed detached cottage residing on a fabulous plot of a 1/3 of an acre with panoramic field views, offering three/four bedrooms in the main house with a superb one bedroom self contained detached annexe. Beautifully situated in the ever popular village of Aldham to the West of Colchester providing excellent access to local outstanding schools, a local pub and Poplars nurseries and yet also providing excellent commuter access, Marks Tey mainline train station and the A12, the property offers the perfect combination of tranquil and yet accessible living.



Property Details.

Main House

Ground Floor

Hall

With window to front, stairs rising to first floor, two storage cupboards (one housing the washing machine.) doors to;

Bedroom Four

11' 10" x 10' 10" (3.61m x 3.30m) With window to front, radiator, red brick open fireplace.

Shower Room

With part tiled walls, heated towel rail, wash hand basin, close coupled WC, shower cubicle.

Dining Room



13' 2" x 11' 0" (4.01m x 3.35m) With window to front, radiator, exposed woodwork and beams, redbrick fireplace with log burner, open to;

Kitchen



15' 5" x 10' 0" (4.70m x 3.05m) With window to side and rear, a range of matching contemporary base units with square edge worktops over, tiled splashbacks, inset sink and drainer, space for gas range cooker, dishwasher and fridge/freezer, ladder providing access to mezzanine floor. (ideal for storage.)

Sitting Room



13' 3" x 12' 7" (4.04m x 3.84m) With two sets of French doors to rear, radiator, spotlights, wood effect flooring, open to;

Sitting Room



14' 1" x 13' 0" (4.29m x 3.96m) With window to rear, wood effect flooring.

Landing

With window to front, storage cupboard, doors to;

Property Details.

Bedroom One



12' 2" x 9' 11" (3.71m x 3.02m) With window to side, radiator, built in wardrobes, fireplace.

Bedroom Two

11' 3" x 9' 0" (3.43m x 2.74m) With window to side, radiator, storage cupboard, eaves storage.

Bedroom Three

11' 5" x 7' 0" (3.48m x 2.13m) With window to rear, radiator. (currently used as an office.)

Bathroom



With window to rear, radiator, wash hand basin, low level WC, roll top bath tub.

Outside

Gardens



Outside, as previously mentioned the property is positioned on a generous plot and is secluded from the road by hedgerow and five bar gates. The rear garden has a patio area which leads to lawn with a variety of established flowers and trees. There is also a large timber shed which was the original bakers oven for Aldham. Furthermore there is an opening to another garden area to the rear which has views of the countryside.

Annexe

Hall

With stairs rising to first floor, doors to;

Annexe Sitting Room

13' 3" x 8' 1" (4.04m x 2.46m) With window to side, French doors to terrace, radiator.

Annexe Kitchen

13' 3" x 8' 0" (4.04m x 2.44m) With window to side, storage cupboard, a range of matching units with worktops and inset sink and drainer, space for a range of appliances.

Annexe Shower Room

With window to rear, close coupled WC, wash hand basin, shower cubicle.

First Floor Annexe

Landing

With doors to;

Annexe Bedroom

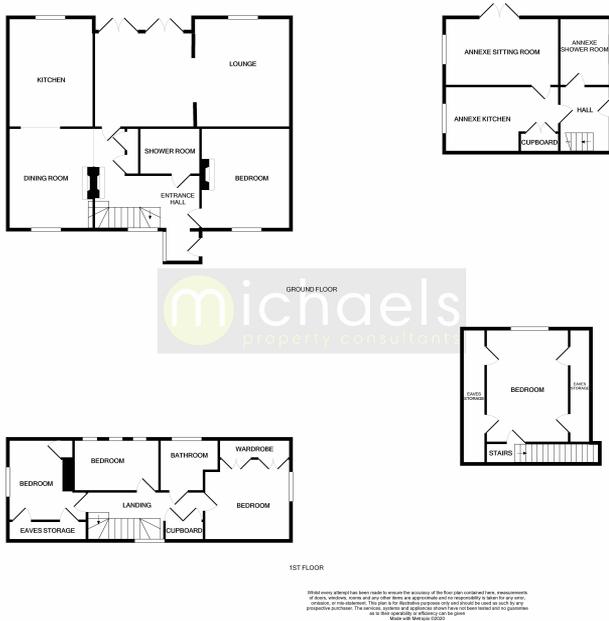
13' 5" x 9' 8" (4.09m x 2.95m) With window to side with field views, storage cupboards.

Annexe Garden

The annexe comes with its own terrace privatised by a gate.

Property Details.

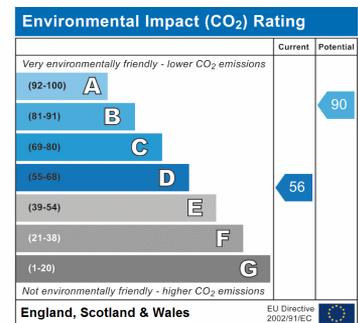
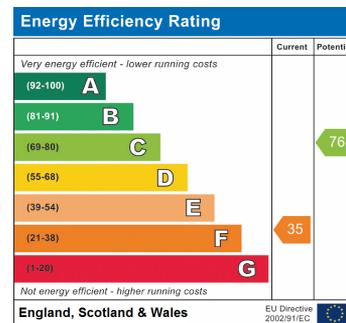
Floorplans



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.