



- Situated In The Desirable Village Of Fingringhoe
- An Exceptional Example Of A Three Bedroom Semi Detached Cottage
- Driveway & Garage Providing Parking For Multiple Vehicles
- Complete With Additional Specifications, Such As Tudor Sandstone Flooring
- Tastefully Decorated & Finished Throughout
- An Incredible South Facing Garden, Offering Stunning Field Views
- Luxury Moduleo Vinyl Flooring
- Three Well Appointed Bedrooms
- Charming With An Array Of Exposed Beams & Brickwork
- Versatile Accommodation

12 Brook Hall Road, Fingringhoe, Colchester, Essex. CO5 7DE.

Nestled within the picturesque village of Fingringhoe, Brook Hall Road stands as a timeless testament to history and comfort. This enchanting family home is steeped in tradition, with its origins tracing back to the 1600s. From the moment you step through its welcoming doors, you'll be captivated by its undeniable charm, distinctive style, inviting warmth, and character-rich accommodation which has been vastly upgraded by the current owners with a blend of modern style, seamlessly incorporating its cottage charm.



Property Details.

Ground Floor

Porch

Main entrance door into porch, Mosaic tiled flooring, leading into:

Formal Living Room



11' 9" x 11' 10" (3.58m x 3.61m) Log burner, exposed brick fireplace, window to front aspect, wood effect Moduleo Vinyl flooring, door leading to:

Dining Area/Living Area



15' 2" x 8' 5" (4.62m x 2.57m) Spot lighting, Tudor sandstone flooring throughout, French doors to garden, floor to ceiling windows, exposed wooden beams throughout, storage cupboard.

Snug Area/Reception Room



17' 6" x 9' 8" (5.33m x 2.95m) Spot lighting, radiator, stairs to bedroom three.

Kitchen



9' 9" x 9' 8" (2.97m x 2.95m) Full range of base and eye level units, cupboards and work surfaces, stable door leading to garden, free standing range cooker, space for appliances, such as a dishwasher, washing machine and fridge/freezer, Tudor sandstone flooring, window to rear aspect.

Property Details.

First Floor

Bedroom One



11' 8" x 10' 9" (3.56m x 3.28m) Window to front aspect, radiator, wood effect flooring.

Bedroom Two



10' 0" x 9' 5" (3.05m x 2.87m) Window to rear aspect, radiator.

Bathroom

7' 7" x 7' 4" (2.31m x 2.24m) Mosaic Victorian style flooring, heated towel rail and wall mounted radiator, hand basin with under storage, panelled bath with shower over, tiled walls.

Bedroom Three



18' 3" x 8' 3" (5.56m x 2.51m) Converted loft room, window to rear aspect, radiator, access into wardrobe/storage area.

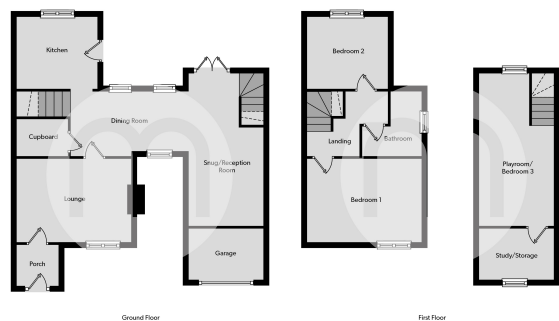
Outside



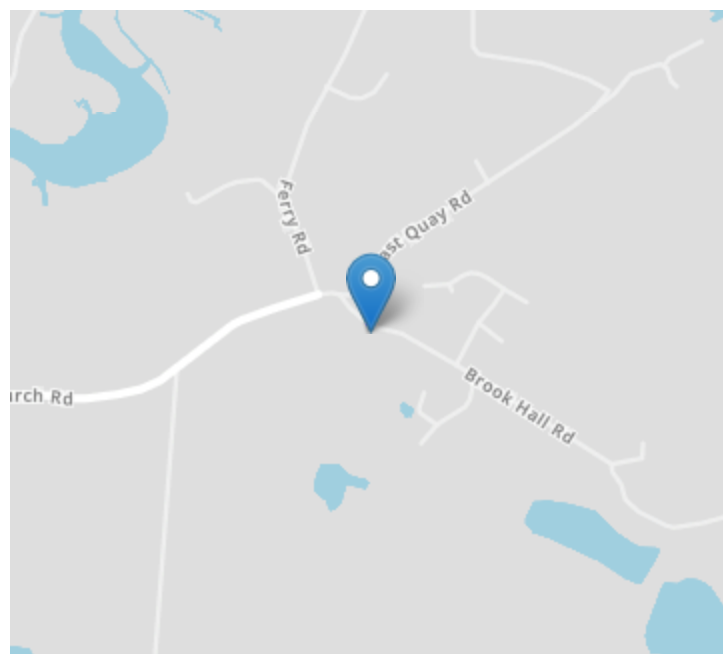
The rear garden is south facing and enjoys superb views across the open countryside, which is a delight during the summer months. There is a raised decked area providing a seating area and with a Pergola, suitable for outside dining and entertaining. The remainder of the garden is laid to lawn with some raised shrub areas and patio. Further to the rear offers an outbuilding/bar which has been crafted by the current owner, but could easily be changed back into a home office or studio. Gated side access leads to the front of the property providing a large driveway for multiple vehicles.

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.