



- Semi Rural Position
- Period Property
- Farmland Views
- Four Bedrooms
- En-Suite Bathroom
- Log Burner in Lounge
- Garage/Workshop and Parking
- Generous Reception Rooms

Maple Cottage, Brundells Road, Great Bromley, Colchester, Essex. CO7 7JP.

A charming and character filled cottage in this semi rural position on the edge of open farmland with panoramic countryside views. An early 19th century property originally forming two separate cottages and having been converted over the years and lovingly updated and modernised by the current owners. Sitting in a wrap round plot with wonderful countryside views this home offers four first floor double bedrooms, en suite to master, family bathroom, living room with multi fuel burner, sun room, boiler room, ground floor cloakroom, dining room, kitchen, utility room, Georgian style double glazing throughout, garage and workshop with off road parking.



Property Details.

Ground Floor

Porch

With further door to.

Entrance Hall

Solid oak flooring, Oak stairs rising to first floor with large storage cupboard under, Solid Oak doors to.

Dining Room



13' 6" x 11' 2" (4.11m x 3.40m) Bow bay window to front, ornate radiator, red brick fire place, wood flooring and door to.

Kitchen



14' 0" x 10' 5" (4.27m x 3.17m) A cottage style kitchen with tiled flooring, window to rear, ornate radiator with towel rail, range cooker, a range of fitted units, inset butler sink, granite worktops, fitted island with breakfast bar area and storage under.

Utility Room

10' 4" x 7' 5" (3.15m x 2.26m) Window and door to rear, tiled floor, fitted solid wood worktops with inset sink, spaces and plumbing for washing machine, tumble dryer, American fridge/freezer and fitted cupboard.

Living Room



22' 5" x 16' 0" (6.83m x 4.88m) Bow bay window to front, two windows to rear, solid wood flooring, red brick fire place with inset log burning stove, ornate radiators, door to sun room, exposed studwork, TV and Satellite point.

Sun Room

12' 1" x 7' 1" (3.68m x 2.16m) Upvc construction with views over the gardens to the fields beyond, door to boiler room.

Boiler Room

7' 3" x 7' 3" (2.21m x 2.21m) Tiled floor, door to garden, door to cloakroom.

Ground Floor Cloakroom

Window to side, close coupled WC with wash hand basin.

First Floor

Galleried Landing

With window to front, wood flooring, galleried area to hallway, loft access and solid Oak doors to.

Bedroom One



13' 0" x 11' 1" (3.96m x 3.38m) Window to front, radiator and solid Oak door to en-suite.

Property Details.

En-Suite/Dressing Room



10' 6" x 8' 0" (3.20m x 2.44m) Window to rear with field views, engineered oak flooring, ornate radiator, ornate towel rail, walk in shower, custom made Oak furniture to include enclosed cistern WC and vanity unit with ceramic sink.

Bedroom Two



13' 7" x 11' 1" (4.14m x 3.38m) Window to front, ornate radiator, fitted wardrobe.

Bedroom Three

10' 6" x 9' 10" (3.20m x 3.00m) Window to rear with field views, ornate radiator.

Bedroom Four

12' 2" x 7' 9" (3.71m x 2.36m) Window to rear with field views, ornate radiator.

Bathroom



Window to rear, panel bath with shower over, vanity wash hand basin with pull out step, close coupled WC, tiled walls, heated towel rail.

Outside

Garage, Workshop and Parking

27' 1" x 18' 4" (8.26m x 5.59m) With electric rollershut door to front, door to garden, french doors to front, windows to side and rear, power and light connected giving excellent scope for further potential STPP.

Gardens



A gorgeous wrap around plot being mainly laid to lawn with various trees, shrubs and plants, all enclosed by panel fencing and hedging, patio area, raised deck area, Kennel, gated access. There is a working well in the garden which provides ample water for the garden, window cleaning and car washing, part of the garden is laid out as a rose garden whilst the remainder offers fruiting plants to include, strawberries, raspberries, gooseberries, blackcurrants, blackberry, fig trees and grape vines.

Agents Note

There are solar panels which provide a good proportion of the properties energy usage including heating the hot water whilst the boiler and hot water cylinder have also been changed this year.

