



FOUNTAIN COTTAGE, FOUNTAIN LANE

COPFORD, COLCHESTER, ESSEX CO6 1DS

NP NICHOLAS
PERCIVAL

Offered with No Onward Chain, Fountain Cottage is a detached four-bedroom family home set within a generously proportioned secluded plot. The property offers the new owner's scope for improvement and enhancement and is presently comprised of a sitting room, dining room, kitchen and utility room, study, conservatory, two bathrooms, en-suite shower room and both ground and first floor cloakrooms.

There is ample off-road parking in addition to a Cart Lodge with adjoining workshop. To the rear of the property there is a disused and dilapidated swimming pool with an accompanying former pool house.

Tenure Freehold | Council Tax Band G | Stream | EPC E

Oil-Fired Central Heating | Private Drainage System | Non-Mains Water



Property

Offered with no onward chain, Fountain Cottage is a detached four-bedroom family home in a semi-rural location that enjoys a generously proportioned secluded position with a woodland feel to the garden, complete with a small stream that runs through the plot. Fountain Cottage offers the new owners the opportunity to improve and enhance the property and provide the building with a new lease of life. Please be advised the only mains utility that is connected is electricity.

The property opens to an entrance hallway that provides access to the sitting room with windows to three aspects and log burner set within a brick surround.

The sitting room leads to the dining room and French doors provide access to the large conservatory to the rear of the property. Adjacent to the dining room is a useful study / snug.

The conservatory allows access to the rear garden and is open plan to the kitchen that contains the following integrated appliances; AEG five ring gas hob (which is LPG bottle gas fed), integrated BOSCH oven, integrated extractor hood, integrated dishwasher and undercounter integrated fridge and freezer.

There is a composite sink with drainer and ample storage is provided by a good array of cupboards and drawers. The utility room provides additional work space with wooden

work top and butler style sink. The utility room houses the oil boiler as well as providing both space and plumbing for both a washing machine and tumble dryer. The cloakroom completes the ground floor and is comprised of a toilet and handbasin.

Ascending the stairs to the first floor there are four double bedrooms all of which are dual aspect. The main bedroom is accompanied by an en-suite shower room comprising a shower cubicle, handbasin set within a vanity unit and heated towel rail. The second bedroom as a handbasin and concealed behind a folding door a small shower cubicle. Bedrooms three and four both have handbasins. From the landing one can access the laundry room that

contains the hot water tank and associated shelves for the airing of clothes.

There are two family bathrooms at the property, one comprising a bath with shower mixer hose attachment, toilet, bidet and pedestal handbasin, the second comprising a bath with shower mixer hose and pedestal handbasin. A separate first floor cloakroom with toilet and handbasin completes the internal accommodation.

Outside

Set behind a gated entrance, the gravelled driveway provides parking for several vehicles as well as providing space for the oil tank and LPG gas bottles that feed the kitchen hob.



The generous plot enjoys a secluded position and the mature planting gives the garden a woodland feel. There is a small stream that meanders through the plot, forming a pond. To the rear of the property there is a large paved patio area that leads up to the old swimming pool that is in a state of disrepair, the accompanying pool house, and double Cart Lodge set behind a second gated entrance. To the rear of the cart lodge there is a workshop that is subdivided into two rooms.

Situation

Fountain Lane is situated in the village of Copford, which has an attractive Green and a popular Primary School with the latest Ofsted

rating "Good". There is also a popular and traditional village Public House.

Nearby Marks Tey has a range of shops including a post office and there are more extensive shopping facilities at the Tollgate Retail Park including a large supermarket.

The bustling city of Colchester offers a wide range of shopping and recreational amenities, as well as several well-regarded schools in both the state and private sectors.

For the commuter Fountain Lane offers easy access to the A12 and A120 linking to the M25 and Stansted Airport, and Marks Tey mainline railway station with journey times to London Liverpool Street of approximately 50 minutes.

Agents Notes

Please note that the only mains utility connected to the property is electricity.

Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property.

Any measurements quoted are for guidance only.

No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same.

These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.



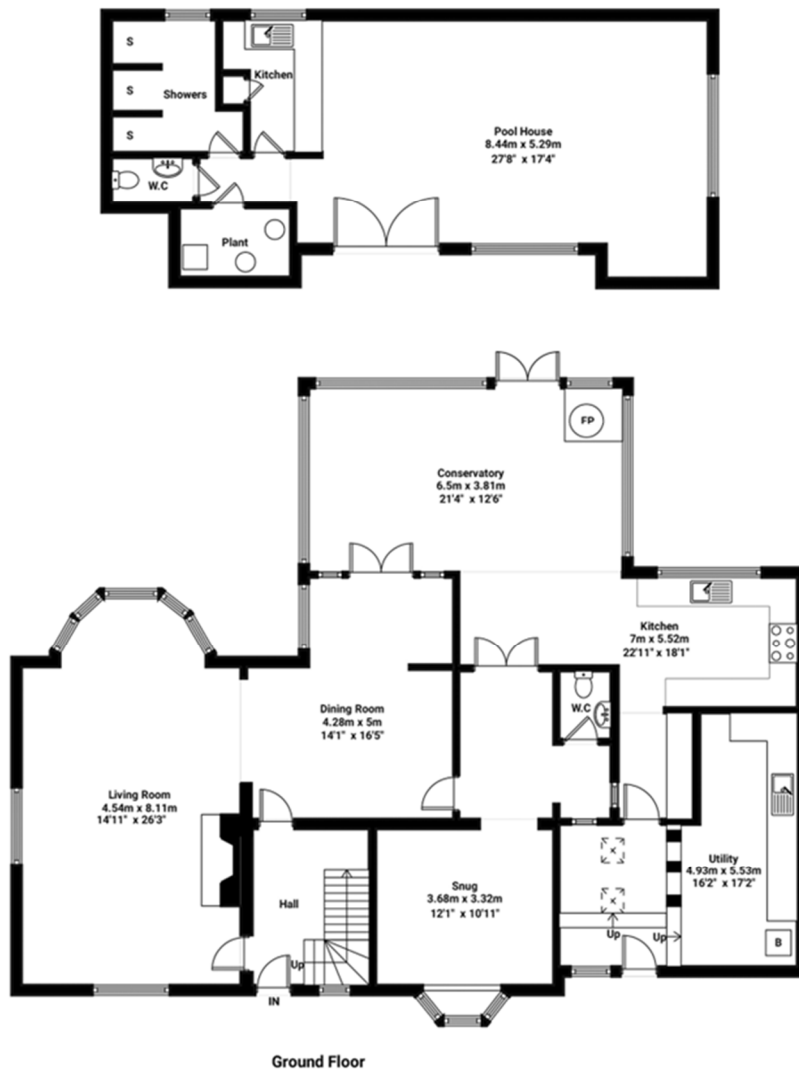
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity is connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Colchester Borough Council, Tel 01206 282 222. **COUNCIL TAX:** Band G. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

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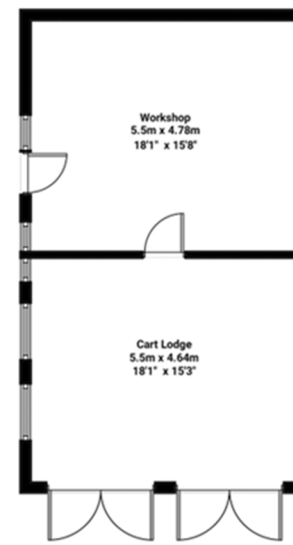
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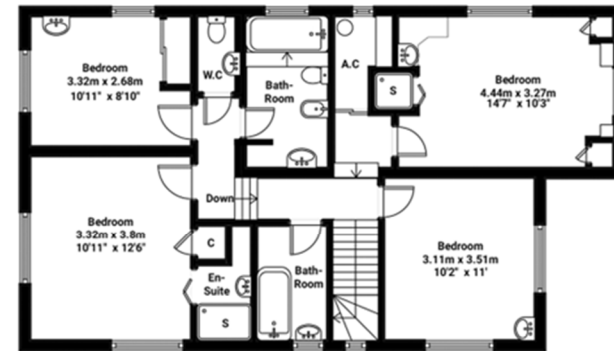


Ground Floor



TOTAL APPROXIMATE FLOOR AREA :
3471.46 sq ft (322.51 sq mt)

House - 2309.1 sq ft (214.52 sq mt)
Pool House - 604.7 sq ft (56.18 sq mt)
Cart Lodge - 274.7 sq ft (25.52 sq mt)
Workshop - 282.9 sq ft (26.29 sq mt)



First Floor

Fountain Cottage, Copford

Illustration for identification purposes only. Measurements are approximate and not to scale.



North

