



6 BROOK STREET

Colne Engaine, CO6 2EU

Guide price £250,000 - £280,000

DAVID
BURR



6 Brook Street, Colne Engaine, CO6 2EU

This charming listed cottage occupies a favourable location within the centre of this popular and sought after village and offers characterful accommodation arranged over two floors of a versatile nature which is well suited to modern lifestyles. NO ONWARD CHAIN.

An appealing panelled door with decorative glazed panels accesses a useful entrance lobby which has a brick floor and ample room for coats and boot storage. A ledge and board door leads to the delightful sitting room which has attractive exposed oak stud work to the walls and ceiling, a red brick fireplace provides a focal point which has an oak lintel, a brick hearth and an inset wood burning stove. The stairs rise from the sitting room to the first floor and there is a useful understairs storage cupboard and the room has attractive brick tiling to the floor. A square arch formed by oak stud work opens to the cosy dining room which has stud work to the walls, and a red brick fire place with brick hearth which is flanked by useful storage space.

Beyond here is a well appointed kitchen/breakfast room which is fitted with a range of floor and wall mounted units with hard wood work surfaces, tiled splash backs and integral appliances to include a Zanussi hob with extractor hood over, a Zanussi oven and grill, and a washing machine. There is a useful one and a half bowl sink and there is attractive tiling to the floor and a door leading to the rear garden. A further ledge and board door leads to the well-appointed bathroom which has a matching white suite with a shower over the bath and a tiled surround, tiling to the floor and a door to the linen cupboard.

The first floor is absolutely charming and the stairs rise to a landing with exposed floor boards and a hatch gives access to the loft. The principal bedroom is situated to the rear of the property and has views to the roofline and garden and benefits from an appealing red brick chimney which has a cast iron Victorian fire gate. The second bedroom is situated to the front of the property and has exposed stud work to the walls and views out to the street and rolling country side beyond. There is also a useful storage cupboard in this bedroom. There is an appealing study between the two bedrooms which has a part vaulted ceiling and exposed stud work and views to the rear and this room could readily be utilised as a third bedroom if desired.

Outside

The property is approached by a white picket gate which has a path leading to the front door which is flanked by box hedging. To the right of the path is a low maintenance gravel garden with a wall to the front and an impressive bay tree.

The rear garden has been designed with low maintenance in mind and features a large gravel seating area, to the rear of which is a raised brick wall which planting space to the rear. This area is ideal for 'al fresco' dining and entertaining.

The immaculately presented accommodation comprises:

- | | |
|-------------------------------------|---------------------------|
| Charming period cottage | Popular village location |
| Characterful features throughout | Two reception rooms |
| Sitting room with log burning stove | Well-appointed kitchen |
| Two/three bedrooms | Charming courtyard garden |

NO ONWARD CHAIN

List Entry Number: 1123238

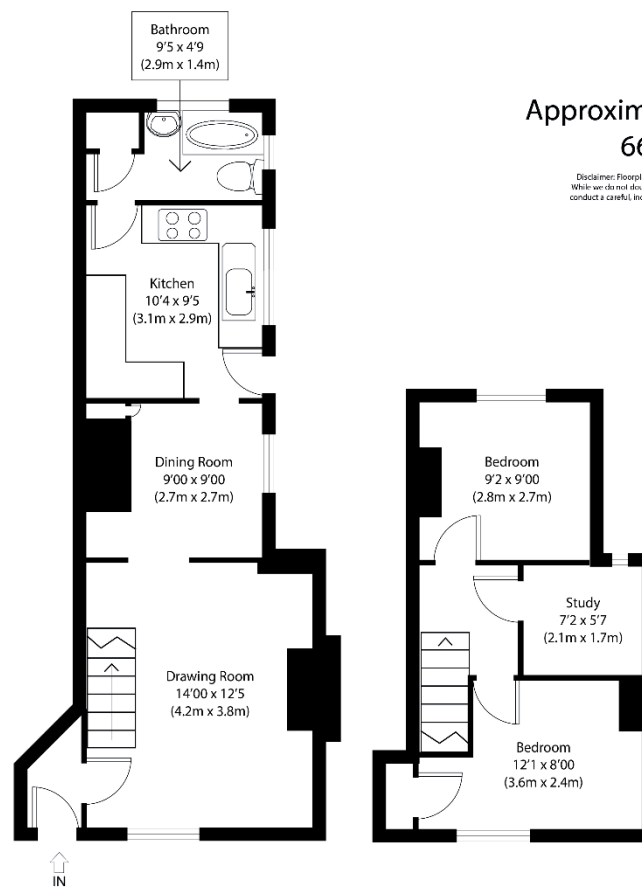
Location

Colne Engaine is a well-served and highly sought-after North Essex village with a public house, football club, primary school and village shop. The village of Coggeshall is 6 miles and the larger towns of Halstead and Braintree both having extensive facilities including a mainline to the latter.

Access

- | | |
|---------------------|----------------------------------|
| Halstead 3 miles | Marks Tey – Liverpool St 70 mins |
| Colchester 10 miles | Stansted approx. 30 mins |
| Braintree 10 miles | M25 J27 approx. 50 min |





Approximate Gross Internal Area
665 sq ft (62 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan or area and completeness, you or your solicitor should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright © www.djbphoto.co.uk



Ground Floor

First Floor

Additional information

Services: Main water, electricity and drainage

Electric heating to radiators. EPC rating: N/A Council tax band: C.

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE & O2 (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr.

DAVIDBURR.CO.UK

Contact details

Castle Hedingham (01787) 463404

Long Melford (01787) 883144

Clare (01787) 277811

Leavenheath (01206) 263007

Bury St Edmunds (01284) 725525

Woolpit (01359) 245245

Newmarket (01638) 669035

London (020) 7390888

Linton & Villages (01440) 784346



NOTICE. Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

