



6 HOMEDALE COTTAGES, DEDHAM ROAD,

BOXTED, COLCHESTER, CO4 5SJ

NP NICHOLAS
PERCIVAL

Offered with no onward chain and presented to a very high standard (and having been recently redecorated and re-carpeted) is this three-bedroom family home located in the popular village of Boxted, on the edge of the Dedham Vale Area of Outstanding Natural Beauty.

The property offers a kitchen / dining room (with underfloor heating), utility room, sitting room, ground floor shower room and family bathroom. There is ample off-road parking for several vehicles, an enclosed rear garden with work from home studio and workshop.

Oil-Fired Central Heating | EPC D | Tenure Freehold | Council Tax Band C



Property

Offered with no onward chain, located in the popular village of Boxted (to the North of Colchester and on the edge of the Dedham Vale Area of Outstanding Natural Beauty), 6 Holmedale Cottages is presented to a very high standard and has recently been redecorated and re-carpeted by the present vendor.

The entrance hallway allows access to the sitting room, that in turn leads to the well-appointed kitchen / dining room that benefits from underfloor heating.

The kitchen features an integrated Bosch Oven, integrated Bosch Induction Hob

(with accompanying extractor hood) and integrated Bosch dishwasher.

Ample storage is provided by a good array of cupboards and drawers and ceramic effect work top.

The worktop sweeps round to form a breakfast bar, an ideal spot for informal dining, in addition to the main dining area that via French Doors, enjoys views of the rear garden beyond.

To the rear of the kitchen is the utility room that provides further workspace, and storage as well as housing the oil boiler.

The shower room completes the ground floor and is comprised of an electronic MIRA shower cubicle with both rainfall shower head and mixer house, toilet, handbasin set within a vanity unit and heated towel rail.

Ascending the stairs to the first floor, the spacious master bedroom overlooks the rear garden and benefits from a walk-in wardrobe. Bedroom two is a smaller double room and the third bedroom is a single to the front of the property.

The family bathroom completes the internal accommodation and is comprised of a freestanding roll-top slipper bath with

shower mixer attachment, toilet, pedestal handbasin and heated towel rail.

Outside

To the front of the property there is a block paved driveway providing off-road parking for three vehicles. A gated gravelled driveway provides additional parking space, with further gates allowing access to the rear garden. Within the gated driveway area, the oil tank has discreetly been screened from view.

The rear garden is divided into two areas. Immediately adjacent to the house is a patio and large lawn, ideal for families and entertaining friends. To the rear of the plot, screened from view and set behind a



gated entrance is a work from home studio, workshop, sun terrace and raised vegetable beds. The studio offers those that work from home or run a small business a self-contained flexible space independent of the main residence. The studio has power and lighting connected in addition to an internet connection. There is also a small cloakroom with toilet and handbasin. The workshop also with power and lighting connected is subdivided into two rooms, providing further space for hobbies and crafts.

Situation

The village of Boxted is nestled amongst some of the most wonderful parts of the North Essex countryside on the edge of the Dedham Vale Area of Outstanding Natural Beauty, yet close to an array of main travel routes and the bustling, historic city of Colchester, and is just minutes away from both the A12 and A134. Colchester's main line railway station is around five miles away and offers inter-city services to London Liverpool Street in around 50 minutes. For family buyers, the village primary school was rated as 'good' at the most recent Ofsted report. Locally noted restaurants

and public houses include The Shepherd & Dog at Langham, The Anchor at Nayland and both Milsoms and Le Talbooth in Dedham. Major supermarkets are close at hand in North Colchester, with the city itself offering all the recreational, leisure and cultural attractions expected of a major regional centre.

Agents Notes

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.

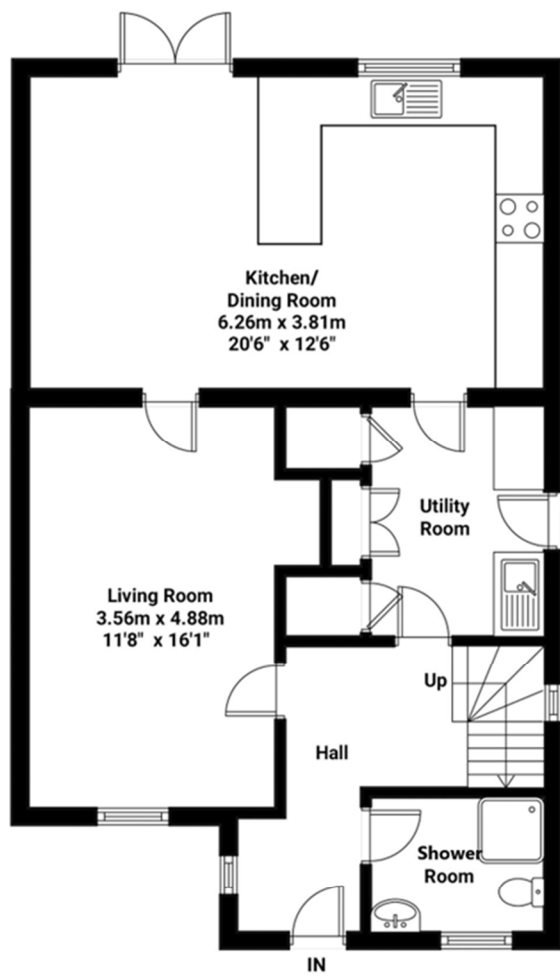


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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, water and drainage are 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 C. **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).

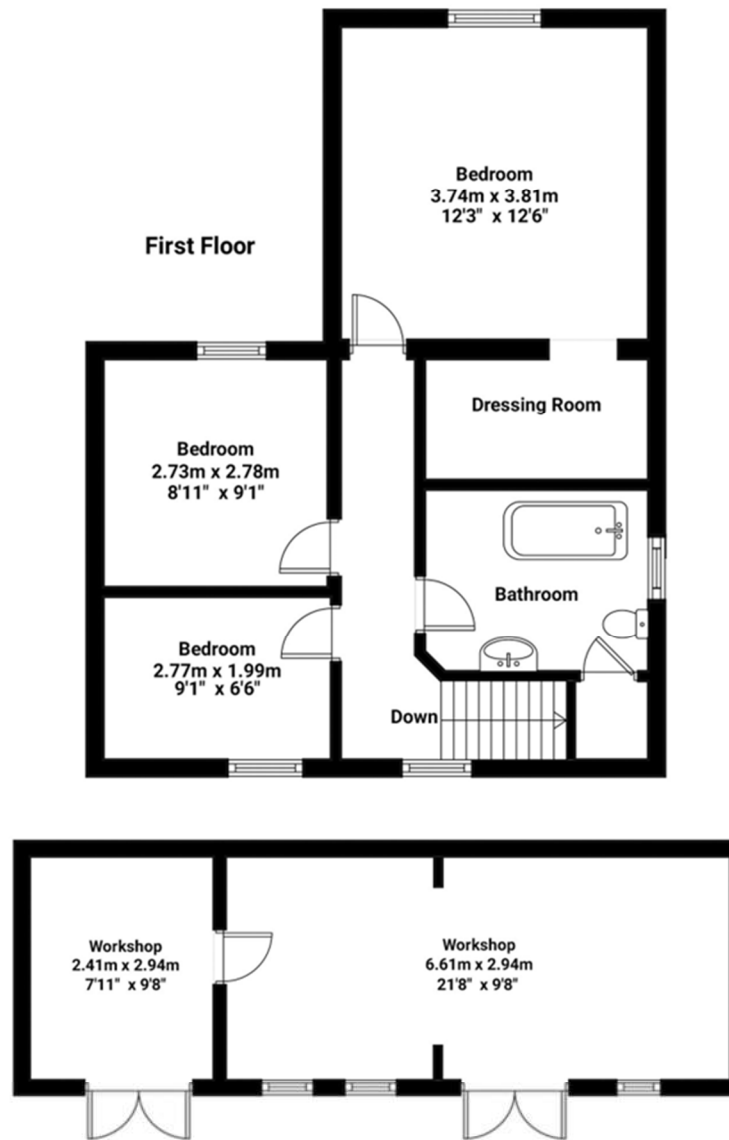
NICHOLAS PERCIVAL are proud to be members of;





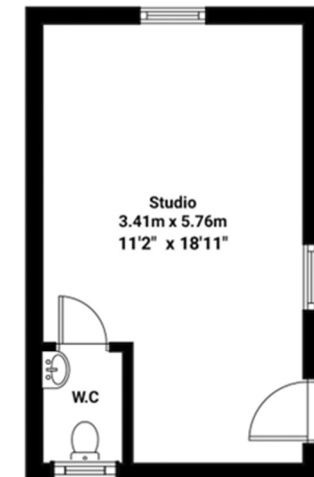


Ground Floor



TOTAL APPROXIMATE FLOOR AREA :
1600.5 sq ft (148.7 sq mt)

House : 1106.8 sq ft (102.82 sq mt)
Studio : 208.2 sq ft (19.34 sq mt)
Workshop : 285.5 sq ft (26.52 sq mt)



Homedale Cottages, Boxted

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

