



21 BROOK STREET

Colne Engaine, CO6 2JD

Guide price £650,000

**DAVID
BURR**



21 Brook Street, Colne Engaine, Essex, CO6 2JD

A detached chalet style bungalow, providing flexible and adaptive accommodation of approximately 2100sqft., including the double garage. The property occupies a delightful south facing plot of approximately 0.31 of an acre, and is situated within the heart of the village.

A lovely bedroom with full length wardrobes and bathroom forms the first floor suite. The garden room, sitting room and dining room are all located on the south side of the dwelling, as is the previous principal bedroom, which is now being utilised as a study (this also has a former en-suite adjoining the room). The grounds comprise formal gardens to front, side and rear and a highly productive vegetable allotment. The parking facilities are excellent and could be enlarged if required, and the double garage features an automated roller type door.

All said and done the property provides very well-proportioned living space, suitable for a family or retirees alike, and has the cachet of scarcity, which adds to its appeal considerably.

Oak effect replacement entrance door and matching side panel, sheltered by a timber pitched roof storm porch, leading to a very well proportioned entrance hall. From the entrance hall there is stair flight rising to the first floor bedroom suite, and doors to two further bedrooms, a shower room, the kitchen and the sitting room.

The shower room features a tiled floor area and suite with back to the wall furniture incorporating hand basin and WC, shower cubicle and vertical radiator. Both bedrooms are of double size with built in cupboards and views over the gardens. The sitting room, as previously mentioned enjoys a south facing orientation and has lovely views of the rear garden. The focal point of the room is a fire surround and gas fire. There is a door leading to the garden room and doorway leading to the dining room. The garden room, which features an insulated roof and a tiled floor area, enjoys panoramic views and interaction with the gardens, and there are French doors from this room to the outside. The dining room is of an excellent size and features a deep fireplace in brick with brick hearth, timber bressummer and inset multi fuel burner. French doors provide access to the rear garden. From the dining room there is a further doorway to the study, which was the former principal bedroom. There are fitted cupboards and adjoining is the former ensuite, which we understand still contains the plumbing for reinstatement of an ensuite if required. This room is currently used for a hobby room.

The kitchen is a very light and airy room featuring counter tops and upstands, sink top with mixer tap and induction hob with contemporary style extractor hood over. There are ample storage cupboards and drawers which are fitted to both eye and floor level, finished in light oak with shaker style doors, integrated Siemens oven and microwave oven, dishwasher, water softener. Italian stone covered floor area and door way from the kitchen to a very well proportioned utility room. Counter tops and sink, built in airing cupboard and access through to a large walk in pantry with shelving. From the utility room there is access into the dining room, and a door to the double garage.

On the first floor there is a double bedroom with windows to two elevations and lovely views over the gardens. Fitted wardrobes across one wall and matching chests of drawers and dressing table. From the landing there is access to a large bathroom with bath and independent shower cubicle, hand basin, WC., and Velux skylight windows.

Outside

The property is approached via a block paved driveway which opens out to provide parking for several vehicles and is partially retained by low brick wall with coping. The garage is of double size, there is external courtesy lighting, a remotely operated roller style door and power and light connected. Within the garage there is a stair flight leading to a very useful first floor storage room with window. Useful storage alongside the garage.

The gardens span around the property and provide areas numerous places to catch the sun or shade, as the day advances. To the front, there is a large area of lawn with neatly cut flower and shrub borders, slate covered area on which there is a bench seat. A timber gate provides access to the gardens located to the side, comprising of a circular paved and shingle covered patio, lawn and pathway leading down to a very productive vegetable/fruit allotment with greenhouse set on a brick base and timber garden shed. The gardens across the rear are predominantly lawned with fruit trees and an abundance of wonderful flower and shrubs in neatly cut borders, the rear boundary being a combination of mature hedge and trees which once in leaf will provide a significant amount of additional privacy. There is also a paved patio retained by low wall with coping located immediately across the rear of the property.

The well presented accommodation comprises:

| | |
|--------------------------------|------------------------------|
| Three bedrooms | Sitting room |
| Study/bedroom four | Dining room |
| Spacious entrance hall | Garden room |
| Ground floor shower room | Double garage |
| Kitchen and large utility room | Ideal for family or retirees |

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 Earls Colne is 1.4 miles away, Coggeshall is 6 miles and the larger towns of Halstead and Braintree both having extensive facilities including a mainline to the latter.

Access

| | | |
|------------------------|--------------------------|----------------------------------|
| Earls Colne 1.4 miles | Halstead 3 miles | Marks Tey – Liverpool St 70 mins |
| Colchester 10 miles | Stansted approx. 30 mins | Braintree 10 miles |
| M25 J27 approx. 50 min | | |

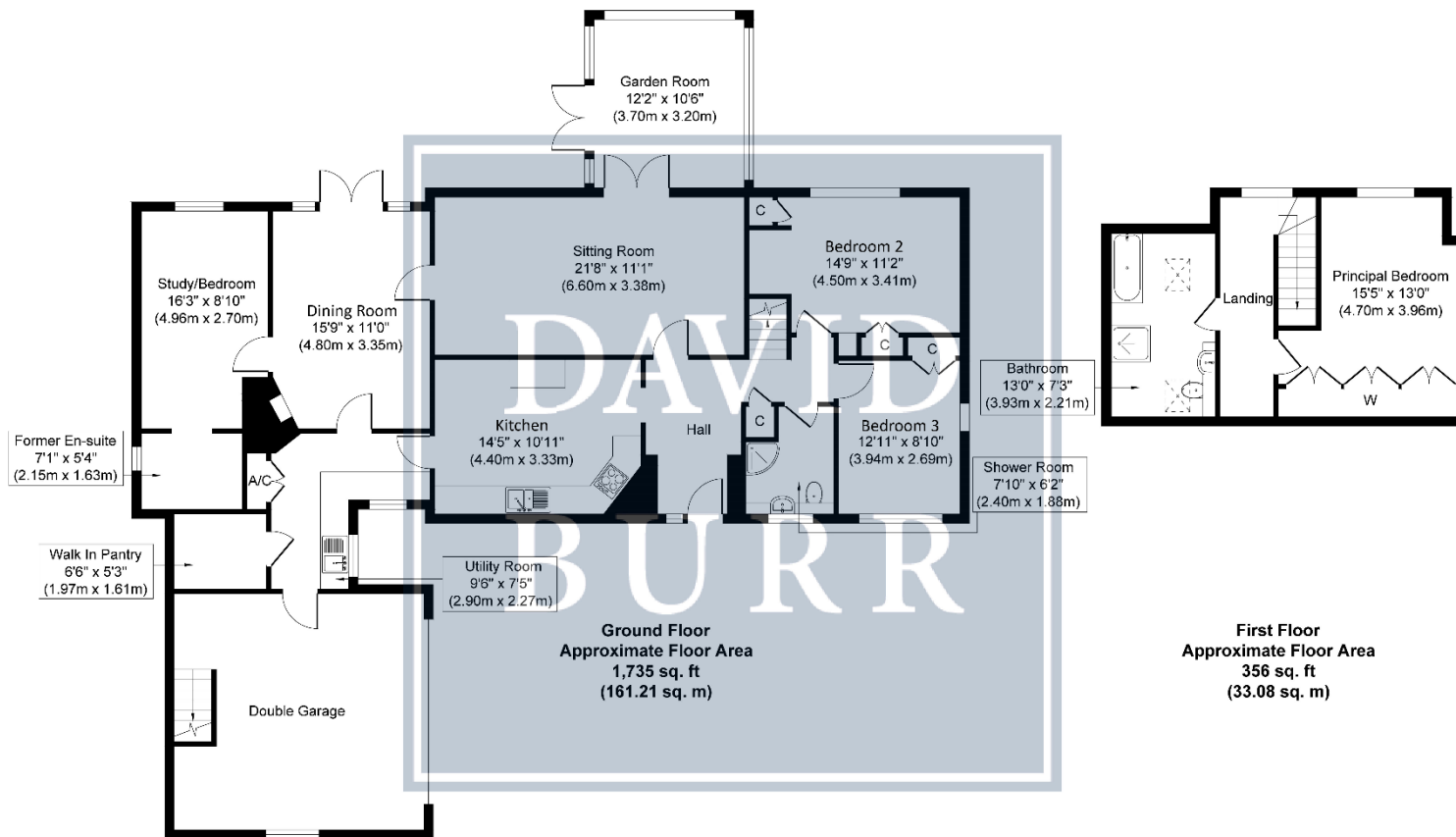
Agents Note;

We are advised that the PV solar panels offer a combined output of 7.2 kwh and there are three storage batteries in the loft.

There are some restrictive covenants referred to within the title documents but we are not aware of their specific content.

Please note that some of the windows in the main rooms are triple glazed, the rest being double glazed.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Additional information

Services: Main water, electricity and drainage Tenure: Freehold

Gas fired heating to radiators. EPC rating: B Council tax band: D

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE – Inside.

EE, O2, Three, Vodafone - Outside (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



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**DAVID
BURR**