



'THE GARDEN COTTAGE', 6 WAKES HALL PARK,
WAKES COLNE, COLCHESTER, ESSEX CO6 2FH

Recently converted by the renowned Rose Builders, this delightful cottage occupies a prominent position looking out onto a stunning walled garden with a further private garden to the rear. Wakes Hall Park offers an array of stunning features such as two all-weather tennis courts, residents' gym and meticulously maintained communal gardens.

EPC C | Service Charge Applies | Age Exclusivity Over 55's



Property

'The Garden Cottage', is a two-bedroom cottage set within the prestigious Wakes Hall Park development that enjoys views over the rolling Colne Valley Countryside. The cottage is exceptionally well-appointed, the kitchen boasts a range of integrated NEFF appliances including Double Oven, Dishwasher and Fridge Freezer. There is an integrated black ceramic hob with accompanying extractor hood, and also an integrated washing machine. There is a good array of 'soft-close', cupboards and drawers providing ample storage all set within an attractive worktop.

The spacious dining and living area provide access to the rear garden via double doors. The master benefits from an en-suite shower room comprised of double shower, toilet and handbasin, and there is a further second double bedroom. The family bathroom completes the internal accommodation, featuring a bath with shower mixer hose, toilet and handbasin. The property is heated via an air source heat pump, and benefits from under-floor heating throughout.

Outside

The Garden Cottage enjoys views of the

communal walled garden to the front, and a private garden to the rear. There is a single garage with power and light within the garage block (located to the rear of the Wakes Hall Park development), and an allocated parking space to front. Residents of the development enjoy access to the gymnasium, two tennis courts and communal grounds and gardens overlooking the Colne Valley. A service charge applies. For keen gardeners a plot within the kitchen garden can be rented for a small additional annual charge.

Situation

'The Garden Cottage' is set within the formal grounds of a grand Georgian country

estate in Wakes Colne. The village benefits from a Post Office / Convenience store, popular public house and a branch line train station providing access to the main line at Marks Tey, from where London can be accessed in under one hour. The A12 and A120 are close at hand.

Agents Notes

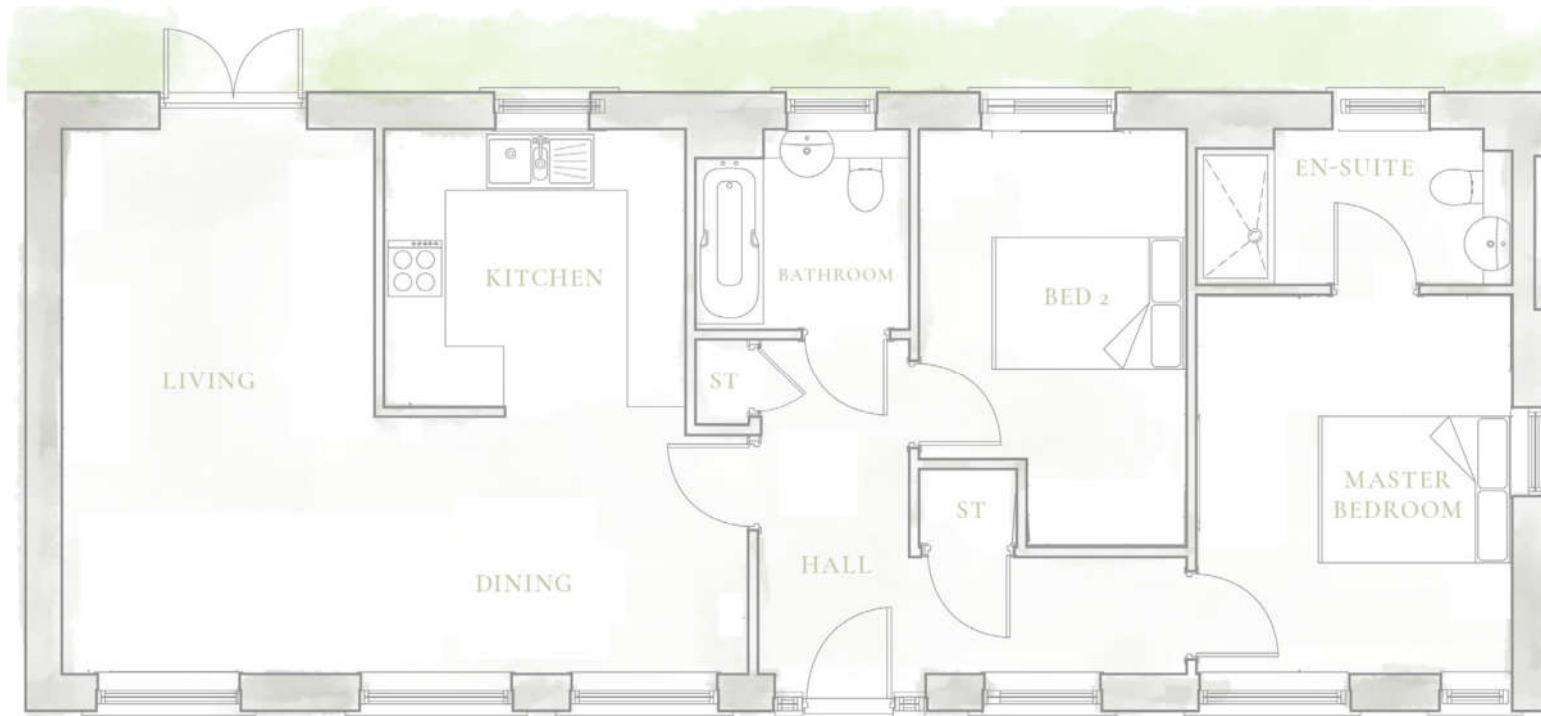
An annual service charge applies.

The property is Age Exclusive. It is a condition of the planning permission that the buyer (if buying as a single owner occupier) is at least 55 years old.

If a couple buy the property, at one person within the couple must be of at least 55 years of age.



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). We routinely refer clients to Flagstone Mortgages for independent mortgage and protection advice. It is your decision whether you choose to deal with Flagstone Mortgages. In making that decision, you should know that we receive gratuities from Flagstone Mortgages worth approximately £50 per transaction. **NICHOLAS PERCIVAL** are proud to be members of;



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