

oakheart

£280,000

Guide Price

Colchester Road, White Colne,
Colchester

Guide Price: £280,000 - £290,000.

Situated in the tranquil village of White Colne, this meticulously maintained two-bedroom cottage seamlessly blends period charm with contemporary living. Strategically positioned between Earls Colne and Chappel, the property offers multiple off-road parking spaces and a front garden equipped with an EV charging point, providing both practicality and modern convenience.

The ground floor unfolds with a welcoming sitting room featuring exposed beams and an inviting open fireplace, complemented by a discrete study recess. A contemporary shower room and a spacious kitchen-breakfast room extend the living space, with the kitchen showcasing a range-style oven nestled in the chimney recess, crowned by an Oak bressummer and illuminated by a roof lantern.

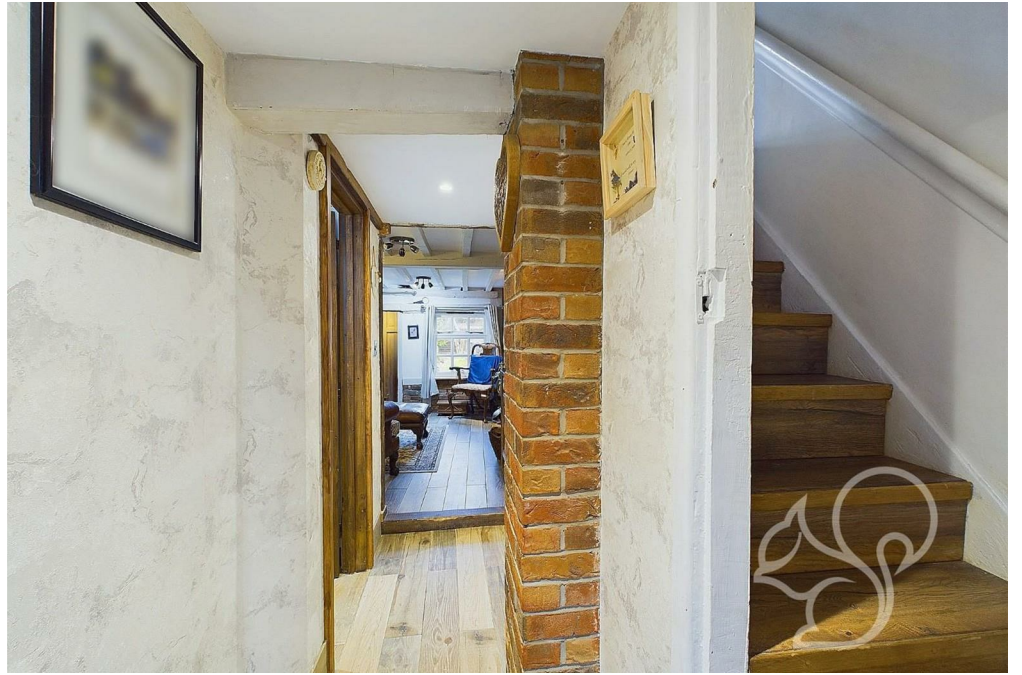
Upstairs, two well-proportioned bedrooms await - a comfortable

double room and an ample single bedroom with convenient over-stairs storage and loft access via a fitted ladder. The rear garden presents a thoughtfully designed outdoor space, beginning with a practical patio area that gradually descends to a useful shed and greenhouse.

This carefully improved cottage represents an ideal opportunity for those seeking a harmonious blend of rural charm and modern comfort, offering a turnkey home that captures the essence of village living while providing all the amenities of contemporary lifestyle.












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Local Authority:
Braintree

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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