

**oakheart**



**£570,000**

Guide Price

Mill Lane, Colne Engaine

Guide Price £570,000 - £600,000

Constructed in the early 1900's is this extended and versatile country home that offers an enviable position sat on an elevated plot in the Colne Valley on the outskirts of Colne Engaine!

This impressive and prominent detached residence is a wonderful example of country living with the convenience of access links to major Towns & Cities. Colne Engaine is within 15 minutes of Kelvedon Train Station offering direct train links to London Liverpool Street whilst also being within 25 minutes drive of both Colchester City and Braintree Town. In addition the house is within immediate walking

proximity of the Local Primary School, Church, Park, Post Office/Shop & Pub.

The current occupiers have lovingly cherished their home for the last ten years and fell in the love with the idyllic location and vast living accommodation on offer. In their time the owners have replaced all windows and doors, had a new gas boiler fitted, sensor lights to the front and rear of the house, a modern alarm system and an electric roller garage door fitted. The property offers versatile and expansive living space set over two storeys with a wealth of potential for future occupiers to make this house their own. Currently the first

floor offers three well appointed bedrooms all with their own bathrooms whilst the downstairs is setup to offer multiple reception rooms. We believe the downstairs may be ideal for independent living for older or younger family members seeking their own space. The current reading room leads to the utility and downstairs wet room, this section of the property may suit as a ground floor bedroom with its own kitchenette and ensuite wet room should it be required.











Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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**Local Authority:**  
Braintree District Council

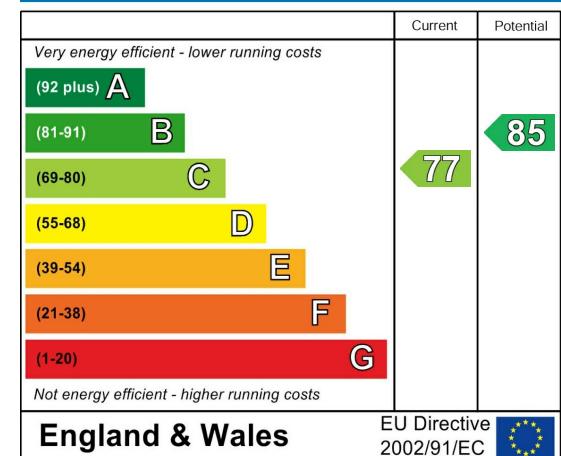
**Tenure:**  
Freehold

**Council Tax Band:**  
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Approximate total area<sup>(1)</sup>  
170.92 m<sup>2</sup>  
1839.75 ft<sup>2</sup>

Reduced headroom  
6.65 m<sup>2</sup>  
71.56 ft<sup>2</sup>

### Energy Efficiency Rating



(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.