



**120 School Road
Copford, Essex**

**DAVID
BURR**



120 School Road, Copford, Colchester, Essex, CO6 1BX

Copford benefits from excellent commuter links and is situated about half a mile east of the junction between the A12 and A120 at Marks Tey. Marks Tey station is one mile distant and benefits from a direct line into London Liverpool Street Station. The village benefits from a primary school rated 'good' by Ofsted in 2016 and The Alma public house. The village is located two miles south-west of Colchester which recently was elevated to 'City' status and benefits from a wide range of amenities and facilities.

A three-bedroom semi-detached Grade II listed period cottage, previously known as 'Little Gore' is an early 19th Century property in gault grey brick set adjacent to open farmland within the well-regarded North Essex village of Copford. Offering an accommodation schedule of approximately 1,100sq ft, the property lies within walking distance of the highly-regarded Copford village school and is discreetly set amidst a picturesque street scene. Set beneath a grey slate roofline, the property offers notable retained features including gothic-style leaded-light windows, a gault brick chimney stack, doors complete with Suffolk latches and two wood burning stoves. Arranged via two distinctive ground-floor reception rooms, the property is finished in parquet oak flooring with an oak-topped fitted kitchen and views across the well-screened rear gardens. Further benefits to property include a summer house/studio with power connected, gated off-street parking and exceptional views across adjacent farmland.

A three-bedroom Grade II listed period cottage understood to date from the early 19th Century in gault grey brick, offering an accommodation schedule of approximately 1,100sq ft and further benefitting from gardens, summerhouse/studio and gated off-street parking.

Obscured panel-glazed timber door opening to:

ENTRANCE HALL: 6' 6" x 6' 4" (2.00m x 1.94m) With parquet oak flooring throughout, staircase off and door opening to:

SITTING ROOM: 16' 2" x 9' 10" (4.95m x 3.02m) An inviting reception room with double doors to side opening to the terrace and gardens beyond. A wood burning stove is set on a stone hearth with wooden surround, mantle over and tiled fireplace.

DINING ROOM: 13' 2" x 11' 4" (4.03m x 3.47m) Afforded a particularly attractive dual aspect with gothic-style archway, leaded-light windows to front and side elevations affording views across adjacent farmland and gardens. The focal point of the room is a brick fireplace with inset wood burning stove and gothic-style door to recessed storeroom. Parquet oak flooring throughout and opening to:

KITCHEN: 13' 8" x 11' 1" (4.18m x 3.40m) Fitted with an extensive range of shaker-style base and wall units with oak preparation surfaces over and tiling above. Ceramic butler sink unit with mixer tap above, leaded-light windows to side and rear and tiled flooring throughout. A four-door Leisure oven with eight-ring gas hob is set in a recess to rear with door opening to store room providing space and plumbing for full-height fridge. Space and plumbing for washing machine/dryer and also housing gas-fired boiler. Door to outside.

STORE ROOM: 7' 1" x 5' 10" (4' 4") (2.18m x 1.80m (narrowing to 1.33m)) Set to the rear of the property, a versatile storeroom with window to side, half-height tongue-and-groove panelling and space for a full-height freezer.

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First floor

LANDING: With leaded-light viewing screen to front, door to linen store housing water cylinder with useful fitted shelving and further door opening to:

BEDROOM 1: 13' 5" x 11' 4" (4.10m x 3.46m) Afforded a dual aspect with casement window range to side, gothic-style arched window to front affording views across the gardens and farmland respectively. Corner fitted wardrobes with hanging rails.

BEDROOM 2: 12' 5" x 9' 10" (3.79m x 3.02m) With leaded-light window range affording views across gardens, further window to side and range of tri-folding doors providing an interlinking connection to bedroom three if so required.

BEDROOM 3: 10' 2" x 7' 0" (3.12m x 2.14m) With leaded-light window range to rear.

FAMILY BATHROOM: 6' 9" x 6' 5" (2.06m x 1.98m) Partly tiled and fitted with ceramic WC, pedestal wash handbasin and bath with shower above. Leaded-light window to side.

Outside

The property is tucked away from School Road with a wrought iron gate opening to cottage-style gardens with a brick terrace, steps rising to a central expanse of lawn with fish pond, fence and hedge line border and a summer house/studio. This ancillary building benefits from electricity connected and is set adjacent to an area of concrete hardstanding providing off-street parking for a single vehicle and gated access to School Road. The gardens continue behind the property with a further walkway.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

BROADBAND SPEED: Up to 47Mbps (source Ofcom).

PHONE COVERAGE: EE, Three, O2 and Vodafone (source Ofcom).

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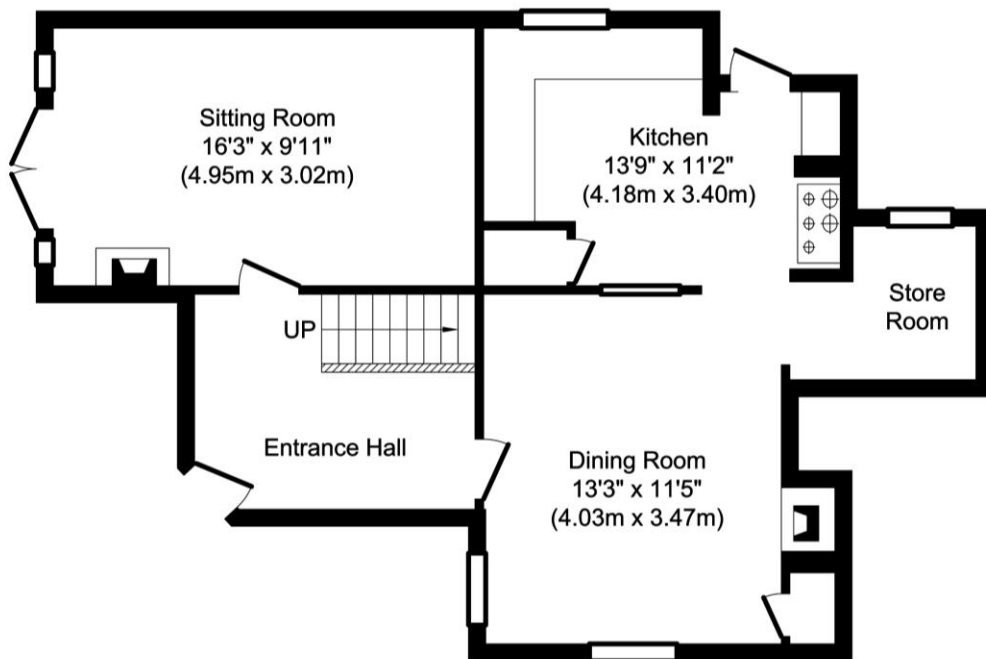
WHAT3WORDS: scaffold.shark.complain

LOCAL AUTHORITY: Colchester Borough Council, 33 Sheepen Road, Colchester, Essex, CO3 3WG (01206 282222). **BAND:** C

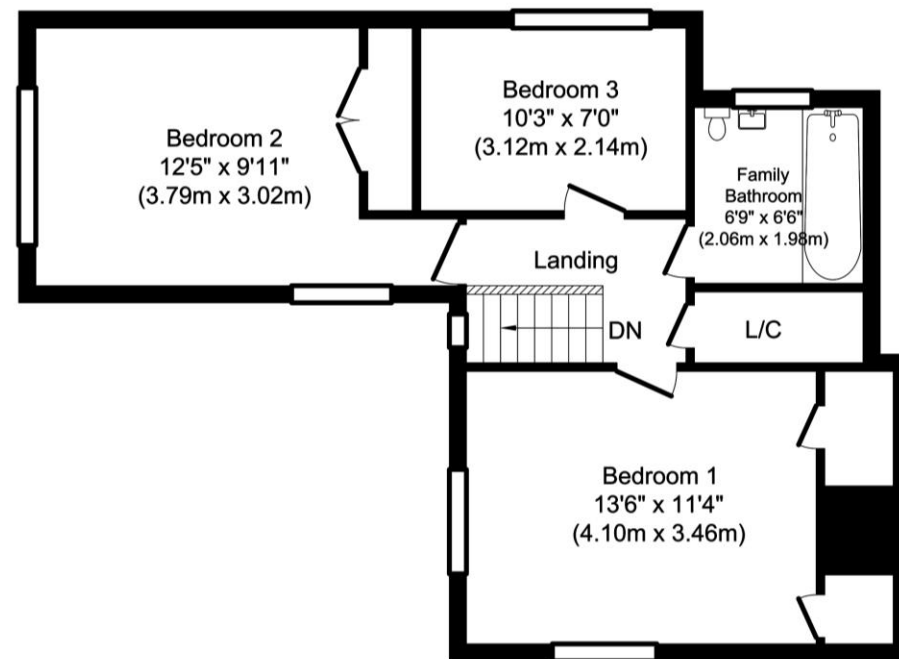
VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
589.64 sq. ft.
(54.78 sq. m)



First Floor
Approximate Floor Area
516.77 sq. ft.
(48.01 sq. m)

TOTAL APPROX. FLOOR AREA 1106.42 SQ.FT. (102.79 SQ.M.)

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