



**Willow Cottage**  
**Wakes Colne, Essex**

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# Willow Cottage, Bures Road, Wakes Colne, Colchester, Essex, CO6 2AX

Wakes Colne is a delightful stretch of countryside in a rural position yet within easy reach of Marks Tey and Colchester. Local shopping facilities are provided in Wakes Colne, Earls Colne and Tollgate at Stanway, with a more extensive range of shopping and recreational facilities in Colchester. A good range of private and state schools are also within easy reach and the commuter can either take a train from Wakes Colne changing at Marks Tey, or direct from Marks Tey or Colchester to London Liverpool Street (55 minutes). There is also access onto the A120 at Little Tey and A12 at Marks Tey.

Set with no immediate neighbours amidst rolling farmland, easily accessible for the highly regarded North Essex villages of Chappel and Wakes Colne. A detached lodge dating from the 1840s enjoying unlisted status that has been enhanced by a programme of extensions over the course of the 20<sup>th</sup> century with the accommodation in its present form offering two distinctive reception rooms, en-suite facilities to a guest bedroom, a west facing rear aspect and views across unspoilt, rolling farmland. Retaining a host of original features blended with contemporary additions including an open fireplace, moulded architraves, and dado rails in addition to UPVC framed double glazed windows, LED spotlights and high-speed broadband. Further benefits to the property include a detached double garage incorporating workshop area to rear, gardens enveloping the property enjoying established borders with a mix of developed beds and a total plot size of approximately 0.34 acres, with unspoilt views across the adjacent landscape.

## **A detached lodge enjoying an unspoilt location with no immediate neighbours adjacent to open farmland whilst less than a mile from Chappel and Wakes Colne railway station.**

Heritage grade grained effect UPVC clad security door with glass panelling opening to:

**ENTRANCE HALL: 10' 0" x 7' 5"** (3.06m x 2.27m) With Victorian former fireplace surround and mantle over, stripped wood effect flooring and moulded architrave with widened panel glazed door opening to:

**SITTING ROOM: 24' 0" x 14' 9"** (7.32m x 4.50m) A double width room offering scope for adaption into two independent spaces, if so required, affording a dual aspect with UPVC framed double glazed casement window range to side and mid-range-ceiling extended windows set to the front elevation. The focal point of the room is a fireplace with terracotta tiled hearth, pine surround and mantle over with further notable attributes including floor to ceiling recess, part open fronted display pine unit with glass shelving and LED up and down lighters.

**DINING ROOM: 13' 9" x 8' 11"** (4.20m x 2.73m) With casement window range to front, dado rail, sideboard recess and offering scope to be utilised and integrated a part of an annexe/ ancillary accommodation, with views across rolling farmland to front.

**KITCHEN/BREAKFAST ROOM: 14' 5" x 12' 3"** (4.40m x 3.73m) A generously sized kitchen/breakfast room set to the rear of the property, fitted with an extensive range of base and wall units with marble effect preparation surfaces over and tiling above. Ceramic one and a half sink unit with mixer tap above, casement window range to side and rear affording an aspect across the rear terrace and gardens with views across gently undulating farmland. The kitchen is fitted with a range of appliances including an oven with grill above, four ring gas hob and integral fridge. The kitchen units comprise a range of soft close cutlery drawers, full height base and wall shelving units and deep fill pan drawers. Stripped wood effect flooring, internal log store with internal

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downlighting. UPVC framed door to outside with internal window mechanism, range of spotlights and further door to:

**UTILITY ROOM: 8' 10" x 8' 4"** (2.70m x 2.53m) Fitted with a matching range of gloss fronted base and wall units with preparation surfaces over and tiling above. Stainless steel single sink unit with space and plumbing for washing machine and tumble dryer, also providing space for a dishwasher. Space for an American style fridge/freezer and further features including a window to rear and door (presently sealed) that provides access to the guest bedroom, if so required.

**CLOAKROOM (accessed via entrance hall): 7' 1" x 4' 9"** (2.16m x 1.47m) With half height tiling and fitted with ceramic WC, wash hand basin within a fitted base unit and useful cloaks storage space. Glass window to rear affording an aspect across the rear terrace and gardens and door to boiler room housing oil fired boiler, pressurised water cylinder and useful fitted shelving.

**BEDROOM 1: 11' 8" x 10' 6"** (3.55m x 3.19m) With casement window range to rear affording a westerly aspect across the gardens and landscape beyond. Stripped wood effect flooring.

**DRESSING ROOM: 9' 7" x 8' 1"** (2.92m x 2.46m) A versatile room currently utilised as a dressing room for the principal bedroom suite with range of floor to ceiling fitted wardrobes with attached hanging rails, stripped wood effect flooring and casement window range to side affording a southerly aspect across the gardens. Door to:

**FAMILY BATHROOM: 10' 11" x 6' 8"** (3.34m x 2.02m) Principally tiled and fitted with ceramic WC, wash hand basin within a fitted base unit, bidet, bath with shower attachment and tiling above in addition to a fully tiled separately screened shower unit with shower attachment. Wall mounted heated towel radiator and casement window range to rear.

**BEDROOM 2: 17' 1" x 7' 3"** (5.21m x 2.20m) Affording a dual aspect with casement window range to front and side enjoying far reaching views across farmland towards Mount Bures. Stripped wood effect flooring, wall mounted panel heater and door to:

**EN-SUITE BATHROOM: 7' 10" x 5' 4"** (2.41m x 1.63m) Principally tiled and fitted with ceramic WC, pedestal wash hand basin and bath with shower attachment over. Wall mounted heated towel rail and casement window range to rear. Hatch to loft.

**BEDROOM 3: 10' 10" x 9' 6"** (3.29m x 2.89m) A versatile room currently being utilised as an office/study although offering excellent potential as a further bedroom, if so required. Casement window range to front and stripped wood effect flooring.

## Outside

The setting of the property within such convenient reach of Chappel village is one of the property's strongest features with easily accessed walking routes and a network of public footpaths within yards of the front door. Positioned with no immediate neighbours, the property is approached via a shingle driveway with space for approximately four/five vehicles with direct access to a:

**DOUBLE GARAGE STORE: 17' 11" x 8' 7"** (5.47m x 2.64m) Partitioned to create two open bays to front with workshop area to rear, light and power connected.

The gardens are particularly well-screened, unseen from Bures Road with established borders developed over recent decades providing a combination of privacy and seclusion without interruption whilst retaining views of the farmland and woodland beyond. A principal expanse of lawn is interspersed by dense border planting, mature trees, a bordered pond,

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timber framed summer house and shingle pathways in addition to a west facing terrace ideally placed for entertaining and convenient side access.

**TENURE:** Freehold

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

**EPC RATING:** E. A copy of the energy performance certificate is available on request.

**WHAT3WORDS:** ///stockpile.stored.pizzas

**LOCAL AUTHORITY:** Colchester City Council, Town Hall, Colchester, Essex, CO1 1FR (01206 282222) **BAND:** E.

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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