



Crafty Fox Cottage Colchester Road, White Colne, Colchester CO6 2PS

welcome to

Crafty Fox Cottage Colchester Road, White Colne, Colchester

White Colne is a historic village in the picturesque Colne Valley, close to Earls Colne, with its range of shops, pubs, and amenities. Surrounded by attractive countryside, it offers excellent transport links, easy access to Halstead and Colchester, and a selection of well-regarded local schools.



Entrance Hall

Understairs cupboard, exposed beams, inset spot lighting. Stairs rising to first floor and doors leading to all ground floor rooms.

Cloakroom

Suite comprising wc and wash hand basin.

Kitchen/Breakfast Room

18' 7" max x 13' 9" max (5.66m max x 4.19m max)

A well-appointed and spacious kitchen enjoying two windows to the front aspect and a window to the side aspect, allowing for an abundance of natural light. Fitted with a comprehensive range of modern matching wall and base units complemented by quality work surfaces. Appliances include a double oven, integrated fridge and freezer, wine cooler and dishwasher. Further features include a traditional double Aga, attractive Butler sink and inset spot lighting, creating a stylish and practical space ideal for both everyday families living and entertaining. Inset spot lighting and exposed beams.

Lounge/Diner

31' 6" x 16' 5" (9.60m x 5.00m)

This impressive and versatile entertaining space enjoys windows to the front, side and rear aspects, flooding the room with natural light. A vaulted ceiling with striking wagon wheel-style chandeliers creates a real sense of character, while a brick-built hearth with a wood-burning stove provides a warm and inviting focal point.

Snug

20' 11" max x 13' 9" max (6.38m max x 4.19m max)

Windows to the side and rear aspect, exposed beams, feature fireplace with surround. Inset spot lighting.

Downstairs Shower Room

8' 9" x 7' 3" (2.67m x 2.21m)

Windows to the side aspect. Suite comprising walk-in shower, wc and vanity wash hand basin.

Landing

Skylight window to the side aspect, radiator, storage cupboard, inset spot lighting. Doors to bedrooms and family bathroom.

Principal Bedroom

18' 3" max x 15' 9" max (5.56m max x 4.80m max)

With door to balcony overlooking farmland and two dual aspect windows to the side. Exposed beams, radiator, inset spot lighting.

Bedroom Two

16' 1" max x 13' 11" max (4.90m max x 4.24m max)

Window to the front aspect and dual aspect windows to the side which floods the room with natural light. Exposed beams. Inset spot lighting. Radiator.

Family Bathroom

8' 8" x 6' 7" (2.64m x 2.01m)

Skylight window to the side aspect. Three piece suite comprising a Jacuzzi bath, wc and wash hand basin.

Annex:

Lounge

15' 11" x 12' (4.85m x 3.66m)

Window to the side aspect and leading through to the kitchen and office.

Kitchen

12' 1" x 7' 7" (3.68m x 2.31m)

Window to the front aspect. Fitted kitchen with built in fridge/freezer, dishwasher and washing machine. Sink and drainer with mixer tap.

Office

19' 8" x 11' 11" (5.99m x 3.63m)

Dual aspect windows to the side and inset spot lighting providing the perfect work space.

Cloakroom

Accessed independently.

Outside

Approached via electric gated access, this impressive home enjoys a wonderful sense of privacy and

exclusivity. A generous block-paved driveway provides ample off-road parking for multiple vehicles. The beautifully landscaped gardens are a particular feature, being thoughtfully stocked with a variety of mature plants, shrubs and trees, while a charming stream runs alongside the garden, enhancing the tranquil setting.

Designed with outdoor entertaining in mind, the extensive outdoor kitchen benefits from the flexibility of being fully enclosed or opened to the elements and incorporates a barbecue, bar and comfortable seating area. To the rear of the garden, and enjoying delightful views over the adjoining open countryside, is an exquisite breeze house, providing the perfect space for relaxation and al fresco living throughout the year.

Agents Note

Water filled underfloor heating downstairs. Electric radiators upstairs.

The following items are available within the asking price:

- * The rugs.
- * Table and chairs.
- * Chesterfield sofas.
- * Sofa's in the Snug
- * Dresser in the Entrance Hall.
- * Bronze statues in the garden and furniture within the outdoor bar.
- * Bang Olufsen music system throughout the main house with 3 Bang Olufsen TV's.

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (inclusive of VAT) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks, this is per transaction, not per person buying. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Crafty Fox Cottage Colchester Road, White Colne Colchester

- Village location
- Countryside views
- Detached home with annex
- Exceptionally well maintained
- High quality fixtures and fittings

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

£800,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HST108476 - 0010

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