

Paul Mason Associates



The Street, Great Tey, CO6 1JS
Guide price £475,000

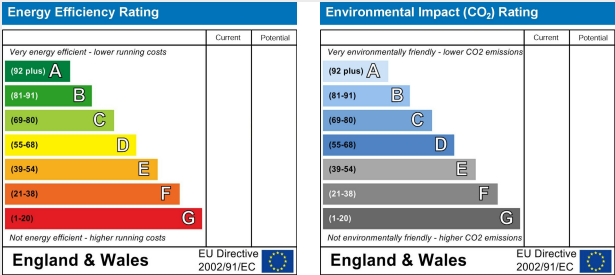
- Recently Renovated
- Stunning Grade II Listed Cottage
- En-Suite Bathroom
- Beautifully Landscaped Rear Garden
- Driveway Parking To Front
- Detached Garage
- Two/Three Bedrooms
- Idyllic Rural Village Location
- Outbuilding With Office, Workshop and Storage
- Entrance Porch

Guide Price £475,000 - £500,000....This stunning 17th century two/three bedroom cottage boasts a wealth of charm and character with exposed beams, studwork and brickwork. The property has a beautifully landscaped garden with views of the village church and an array of decorative flowers, trees and shrubs.

The property is located in the rural village of Great Tey which is located approximately 6 miles from the Town of Colchester. The quaint village is home to less than 1000 residents (accordioning to the 2021 census) and does benefit from local amenities including a public house, church, post office, primary school and a village hall that hosts local activities. The village is surrounded by idyllic countryside providing splendid walks.

To the ground floor, the accommodation commences an entrance porch, generous sized lounge with a stunning feature redbrick fireplace with a log burner, a refitted kitchen/dining room with units to eye and base level and a gorgeous quartz worksurface. The kitchen/dining room also features a redbrick fireplace with an inset log burner as well as a stable style door leading to the rear garden. The ground floor also benefits from Amtico flooring throughout. The first floor landing provides access to a shower room, bedroom two which benefits from an en-suite bathroom, and bedroom one which leads to bedroom three/dressing room. There is plenty of character to the first floor too with exposed studwork in bedrooms one and two.

Externally the property benefits from a well maintained, landscaped garden and a garage which has been separated into two rooms, plus a storage area. There is also a block paved driveway providing off road parking for two vehicles. Viewing comes highly recommended to fully appreciate the property on offer.



ACCOMMODATION

GROUND FLOOR

Porch

Lounge

3.3m x 5.8m (10'9" x 19'0")

Kitchen/Dining Room

4.8m x 5.5m max (15'8" x 18'0" max)

FIRST FLOOR

Landing

Bedroom One

3.3m x 3.8m (10'9" x 12'5")

Dressing Room/Bedroom Three

3.1m x 1.9m (10'2" x 6'2")

Shower Room

Bedroom Two

3.3m x 3.7m (10'9" x 12'1")

En-Suite Bathroom

3.2m x 1.5m (10'5" x 4'11")

EXTERIOR

Garden

Detached Garage

Office - 3.0m x 3.3m

Workshop- 3.0m 2.8m

Driveway

Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Oil Central Heating

Viewings

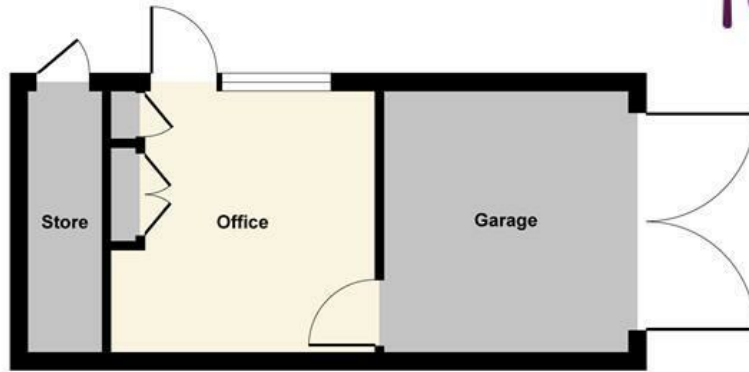
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

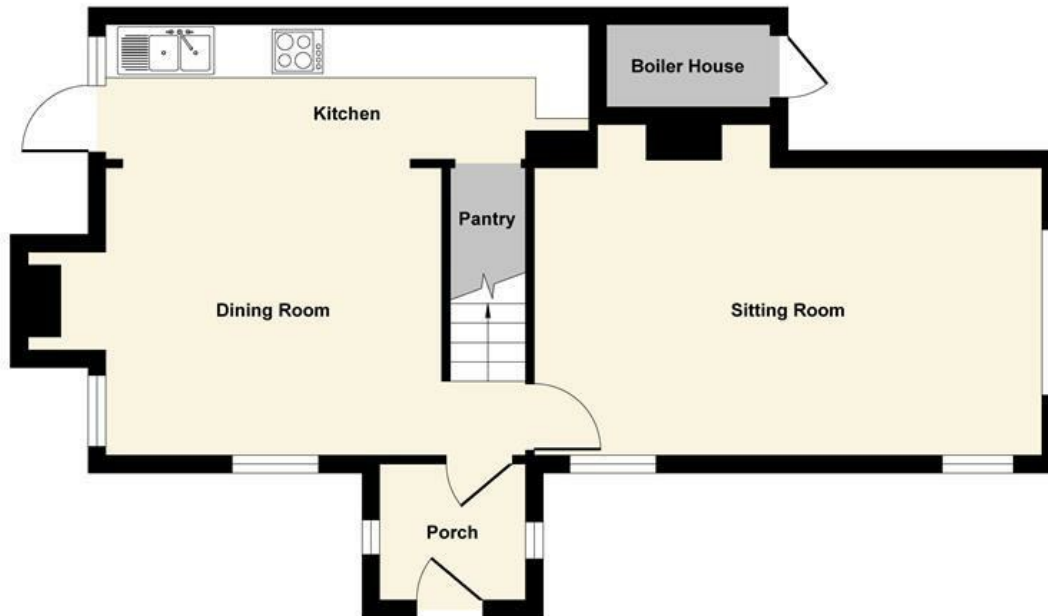
We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Should you be successful in

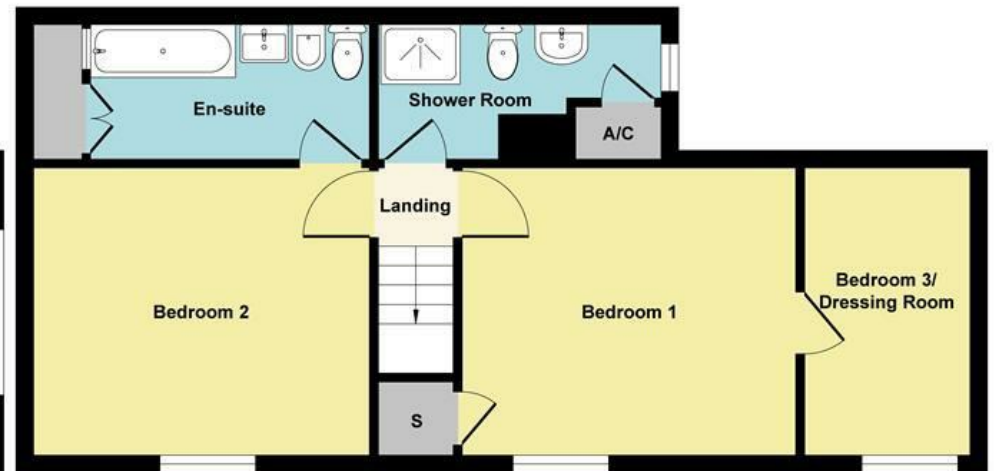
having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.



Outbuilding



Ground Floor



First Floor



Paul Mason Associates

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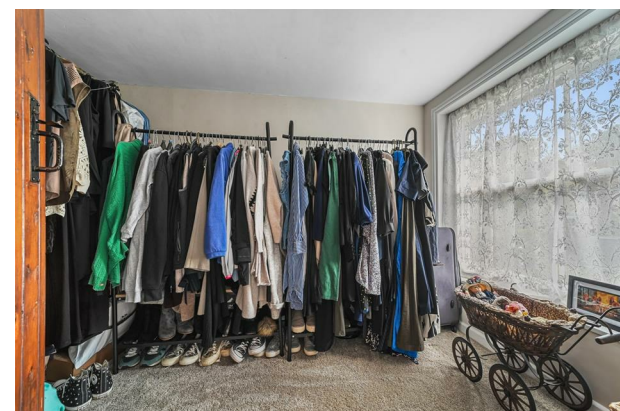
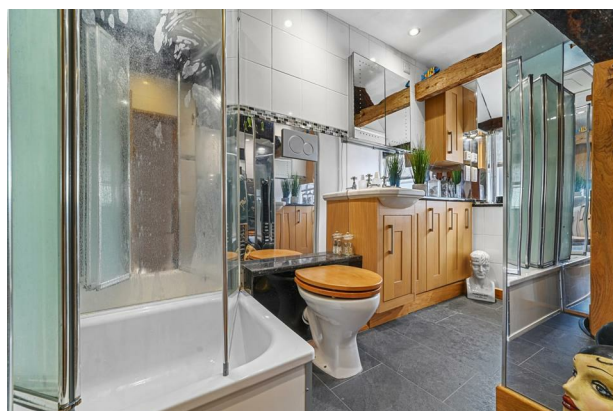
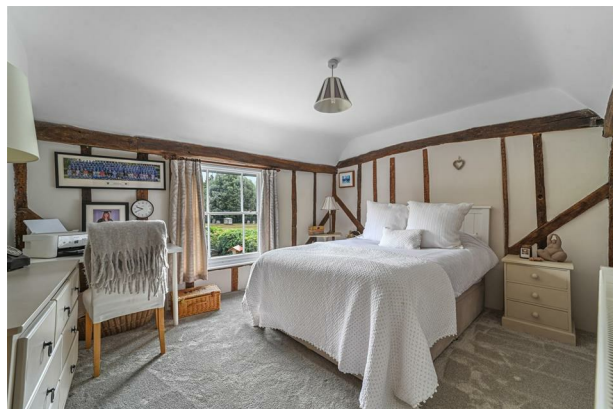
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