



Grier & Partners



LAVENDER COTTAGE, GASTON STREET, EAST  
BERGHOLT, COLCHESTER, CO7 6SD  
GUIDE PRICE £355,000







## EAST BERGHOLT

has recently been featured by Country Life as one of the nicest Suffolk villages in which to live. It has the benefit of a good range of local facilities including a modernised general store and post office, bakers and chemist, GP surgery and medical centre. Parish Church and Congregational Church, along with many local associations. The village provides education facilities from pre-school age to GCSE, sixth form colleges are available in Colchester and Ipswich. There are several independent schools in both the local and major towns and throughout the area. A12 links to the M25 and A14. Regional Airport is Stansted, approximately an hour by car. The mainline railway stations in Manningtree provides a regular service to London taking around an hour. The village is famous for its historical connections with John Constable RA and the landscape he painted is still very much the same today. From the village there are numerous footpaths giving direct access into this Area of Outstanding Natural Beauty. Broadband is available in the village.

## DIRECTIONS

Upon leaving A12/B1070 proceed towards East Bergholt



and just before the Carriers Arms Public House, turn right into Gaston Street. Follow the road passing Chaplin Road on the left and Lavender Cottage can be found on the left hand side behind a picket fence.

## INTRODUCTION


Lavender Cottage is an attractive village property which was improved and modernised by the current owner four years ago being situated within a short walk of the village centre. Built in the 1800's of brick with rendered elevations under a tiled roof, offers very comfortable and welcoming accommodation. The cottage is stylishly presented with Farrow & Ball interior decoration and is offered in excellent order and combining some fine period features with more recently installed contemporary additions. A fabulous garden room/dining room provides extra living space and a former garage which has been used as a home office, could provide space for annexe or fourth bedroom (spp). The extremely pretty gardens are approx. 100' long (sts) with two further workshops and a summerhouse. The property also benefits from double glazed windows, gas fired radiator heating and feature gas fired coal-effect stove in the living room.



## SERVICES

Mains drainage, water, gas and electric are connected to the property.

Council tax band - C

EPC  TBC

Babergh District Council 0300 1234000

## ON THE GROUND FLOOR

### LIVING ROOM (W)

19'4" " x 11' 9" (5.89m x 3.58m) A spacious and welcoming room with windows to the front elevation, exposed timbers, brick fireplace housing coal-effect gas fired stove, shelved wall cupboards, wall lights, radiator, step down to :

### KITCHEN

10' 8" x 11' 8" (3.25m x 3.56m) A light and spacious room with fitted contemporary style kitchen installed approx. 4 years ago with range of base units with wooden work surfaces over, inset 1 1/2 bowl sink unit and drainer, tiled







splash backs, tiled floor, radiator, deep shelved larder cupboard, window to side and striped doors to staircase, living room and utility/cloakroom, half glazed UPVC stable door to :

#### **GARDEN ROOM/DINING ROOM**

14' 5" x 10' 4" (4.39m x 3.15m) A bright, spacious room providing extra living space currently being used as a dining room. UPVC glazed units on a brick base with opaque glass to one side, tiled floor, radiator, double doors opening to the rear and onto the patio.

#### **UTILITY/CLOAKROOM**

With white suite of low level wc and wash hand basin, space for washing machine and under-counter freezer with work surface over, space and shelving below stairs providing extra storage, coat hanging space and obscured glass to windows overlooking the side.

#### **ON THE FIRST FLOOR**

A good sized landing with step up to Bedrooms 2 & 3. Window to side elevation and door to

#### **BATHROOM**

Fitted with a white suite comprising low level wc, pedestal wash hand basin, bath with shower attachment over, part tiled walls, tiled floor, radiator, high level window to rear and airing cupboard housing central heating boiler.

#### **BEDROOM 1 (W)**

11' 9" x 9' 5" (3.58m x 2.87m) An attractive room with range of built-in wardrobes to two walls, window to front elevation, radiator.

#### **BEDROOM TWO**

11' 9" x 8' 3" (3.58m x 2.51m) Another very nice room with window to the front elevation, radiator, loft access.

#### **BEDROOM THREE**

10' 7" x 5' 4" (3.23m x 1.63m) Currently being used as a "dressing room" with window to the side and radiator.

#### **OUTSIDE**

Lavender Cottage has a block-paved driveway to one side, suitable for 2/3 vehicles, which leads to the rear gate. The front garden is bordered by a picket fence with gate and path to the front door. A shingled area to each side of the path provides space for flower pots and



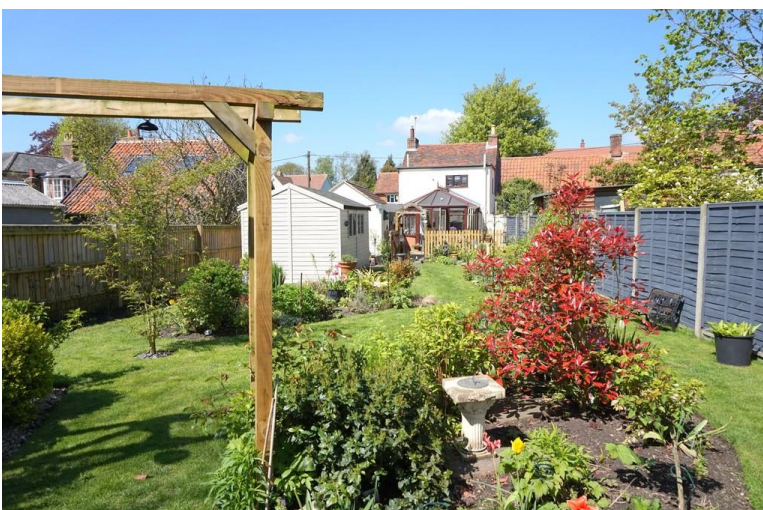


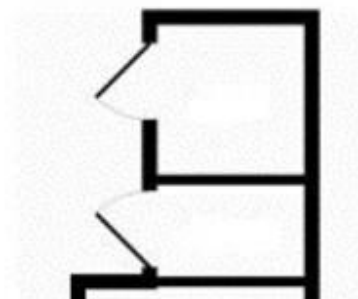
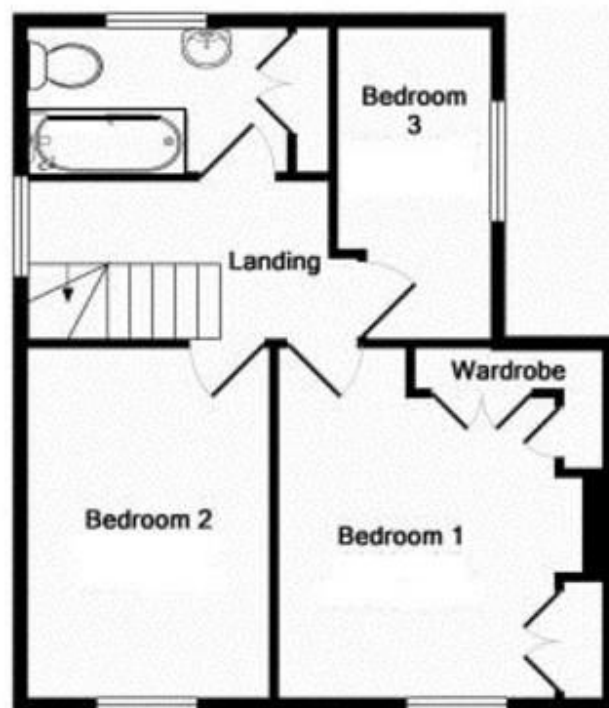
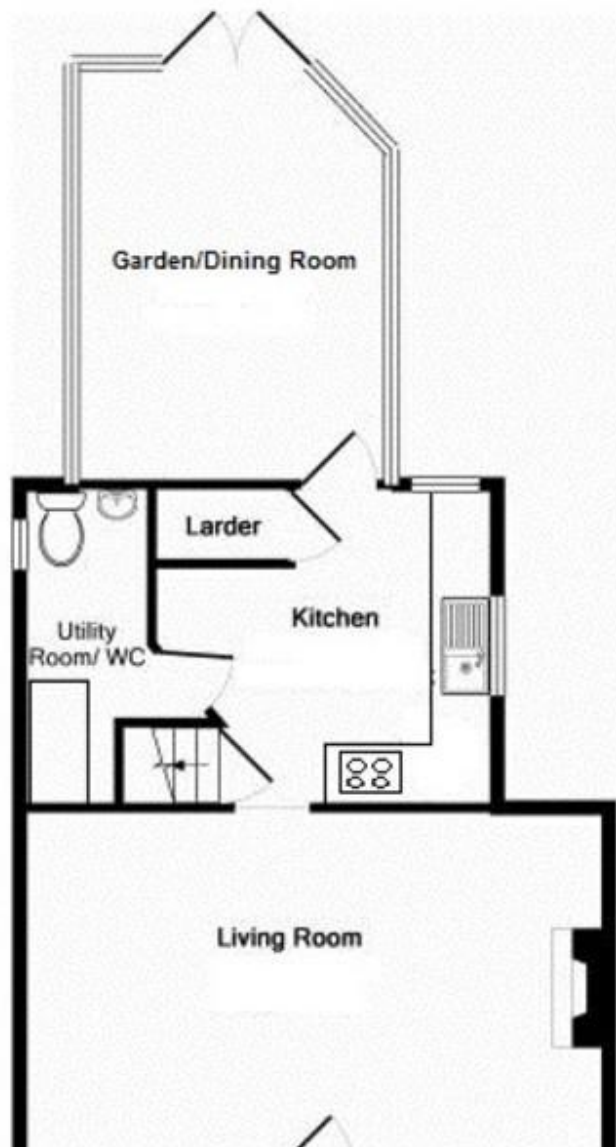
containers. The rear garden is accessed through a side gate to the rear patio and seating area with the former garage/home office to one side.

GARAGE/HOME OFFICE 18'3" x 8'5" - with insulated walls and roofspace, power and light. This room would lend itself to a variety of uses and may have potential to create an annexe or 4th bedroom (subject to planning) if required.

There are two further WORKSHOP/SHEDS which both have power and light connected and could be used for hobbies, gym or garden store.

The beautiful gardens are mostly lawned with shrub and flower borders which create a good display of colour and interest. Further down the garden is a SUMMERHOUSE (west facing) with decking to the front which provides a lovely spot to relax and enjoy the view of garden.





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