



DELIGHTFUL VICTORIAN COTTAGE WITH RURAL VIEWS

RECTORY COTTAGE, WENHAM LANE,
GREAT WENHAM, COLCHESTER, CO7 6PJ

Freehold

savills

PRETTY COTTAGE STYLE GARDENS

RECTORY COTTAGE, WENHAM LANE, GREAT WENHAM, COLCHESTER, CO7 6PJ

Freehold

4 bedrooms ♦ 2 bath/shower rooms ♦ sitting room ♦ dining room ♦ study ♦ kitchen ♦ double garage ♦ cottage style garden ♦ EPC rating = G

Situation

Distances

Manningtree Station 7 miles

Ipswich 8 miles

Colchester 12 miles

(London Liverpool Street station 55,65 & 50 minutes respectively)

(All mileages and times are approximate)

Great Wenham is a hamlet with a local public house and church and is situated approximately two miles from Capel St Mary, which offers a range of local facilities and amenities including a doctors surgery, shop and primary school. Great Wenham falls within the catchment area of East Bergholt High School, approximately 3 miles away.

Ipswich and Colchester, the oldest recorded town in England, are near by and both provide a much wider variety of shopping, educational, leisure and recreational facilities.

There is also good access to both the A14 and A12 trunk roads which lead to London, the Midlands and the major motorway network beyond.

Description

Rectory Cottage is believed to have been built around 1850 and is constructed of red brick under a slate roof. Over the years further extensions have taken place providing extra accommodation.

The ground floor comprises a sitting room and dining room which both feature brick fireplaces with wood burning stoves and doors to the patio and garden.

The bespoke Orwells Pine kitchen provides a range of base units with granite worktops and pantry, electric Rangemaster oven and 5 ring gas hob. There is also a study and shower room.

The first floor offers 4 bedrooms and a family bathroom and access to a



boarded loft space with Velux windows.

Outside

The property is approached through iron gates over a gravel drive providing parking for several vehicles and giving access to the double garage. The front garden is south facing and mainly laid to lawn with pretty flower beds, mature trees including two twisted willows and shrubs offering privacy and seclusion. A path leads to the rear of the property and a patio, off the sitting room, perfect for al fresco dining. There are rural views to the rear of the property over the adjoining countryside.

Services

Mains electricity & water. Private drainage. LPG fired heating.

Directions

Taking the A12 north-bound, pass the turning to East Bergholt & Hadleigh and take the next turn on the left hand side signposted to Great Wenham into Wenham Lane. Continue for 0.5 miles passing a farm on the left and the cottage will be found on the right hand side behind iron gates.

Tenure:

Freehold

Local Authority:

Babergh District Council

Outgoings:

Council Tax Band F

Viewing:

Strictly by appointment with Savills



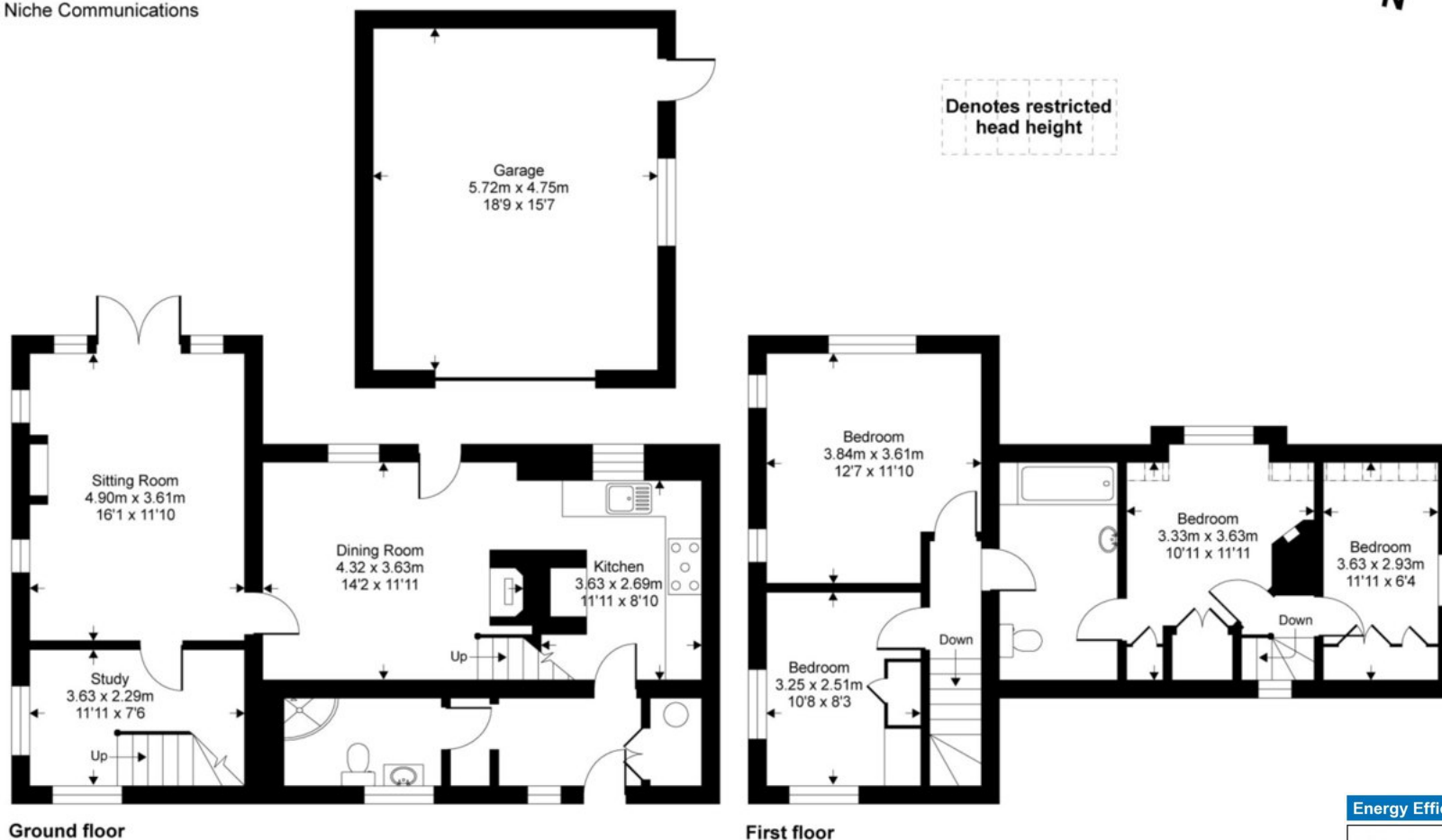
Wenham Lane, CO7

Gross internal floor area (approx):

149.9 sq m / 1614 sq ft (Excludes Restricted Head Height / Includes Garage)

For Identification only - Not to scale

Niche Communications



Savills Suffolk

Tom Orford

ipswich@savills.com

01473 234 800

savills.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F		
(1-20) G	8	
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		