

Bramble Cottage Stackwood Road, Polstead Heath

Colchester

Guide Price £575,000

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Polstead Heath, Colchester

Enjoying a peaceful position within the well-regarded hamlet of Polstead Heath, Bramble Cottage is an individual three-bedroom detached home, built in 1995 and set within grounds of approximately 0.22 acres (STS). With spacious, well-balanced accommodation, private gardens, ample parking and a garage.

Entrance Hall

The entrance hall provides a warm welcome, with wood-effect flooring and a useful storage cupboard, and leads through to the reception rooms and kitchen.

Sitting Room

The sitting room is a bright, twin-aspect space centred around a red brick fireplace with a wood-burning stove beneath an oak bressumer beam, making it the perfect place to settle in on winter evenings. French doors open directly onto the rear garden, letting the room flow outside in the warmer months.

Dining Room

The dining room enjoys pleasant rural views to the front and offers a lovely setting for family meals and entertaining friends.

Kitchen/Breakfast Room

The kitchen/breakfast room sits at the rear of the house overlooking the garden, creating a sociable, open-plan space for everyday family life. It is fitted with a comprehensive range of base and wall-mounted units, with integrated appliances including a Hotpoint double oven, hob and dishwasher.









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Utility/Boot Room & Cloakroom
The utility and boot room is a practical addition for country living, with space to kick off muddy boots after a countryside walk. It provides additional storage and space for laundry appliances, with direct access to the garden and the ground-floor cloakroom.

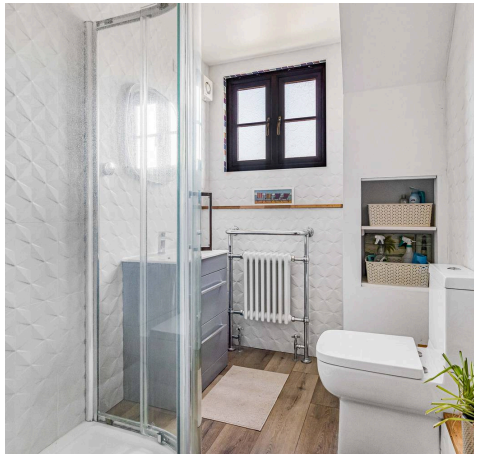
Conservatory
The conservatory extends across one side of the property and offers further reception space, with fitted storage and tiled flooring. With views across the garden, it is a lovely spot for a morning coffee or to unwind with a book.

Bedrooms & Bathrooms
The first floor is arranged around a generous landing and offers three well-proportioned double bedrooms, each with built-in wardrobes. A spacious family bathroom and a separate shower room serve the bedrooms and help ease the morning rush. The loft has been boarded, providing useful additional storage.

Parking & Garage
The property is approached via a gravel driveway with parking for several vehicles, flanked by lawned front gardens framed by mature trees and established hedgerows. Its set-back position gives the house a good degree of privacy, and the driveway continues to the side to the garage, which has electrically operated doors.









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Rear Garden
The rear garden has been carefully maintained to create a private and peaceful retreat. It is predominantly laid to lawn with mature planting and timber fencing, and is a wonderful space for summer barbecues, children to play and keen gardeners to enjoy.

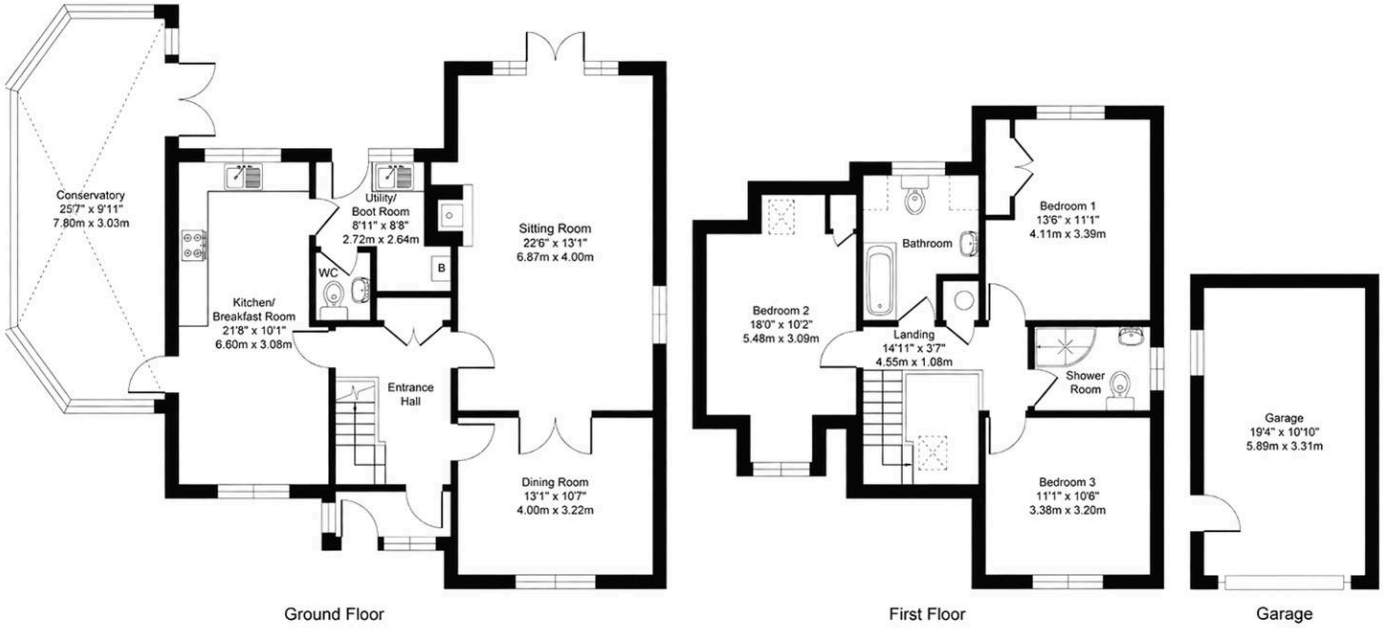
Location
Bramble Cottage sits in a small rural hamlet approximately 3.5 miles west of the historic market town of Hadleigh, which offers supermarkets, independent shops, cafés, restaurants, pubs and well-regarded schools. The surrounding countryside offers plenty of walking and cycling routes right on the doorstep, while Sudbury, Ipswich and Colchester provide a wider range of facilities and mainline rail services to London Liverpool Street.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:









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Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

The Property Ombudsman

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