



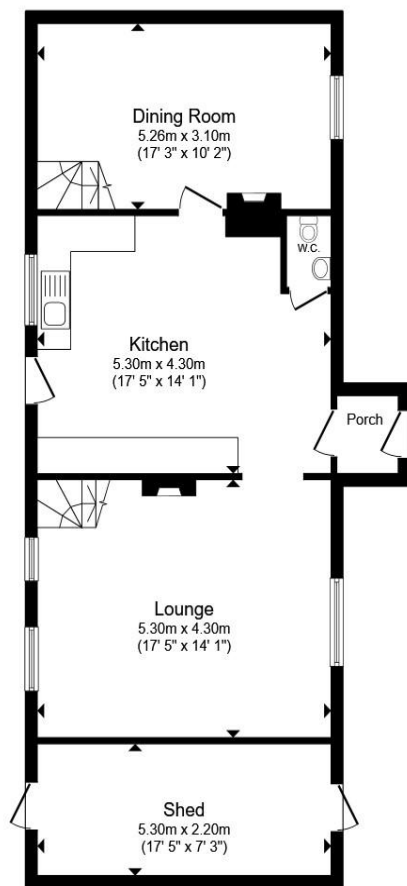
**Colne Park Road, White Colne Colchester CO6 2PL**

**welcome to**

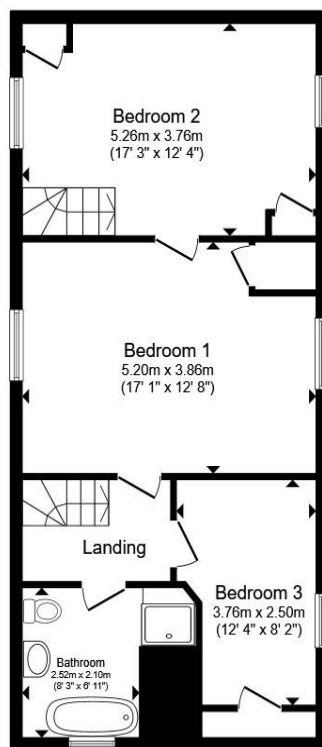
**Colne Park Road, White Colne Colchester**

This charming Grade II Listed cottage is bursting with character and boasts an abundance of original features throughout. Situated in a desirable non-estate position, it offers the perfect village lifestyle, combining period charm with tasteful modern touches.

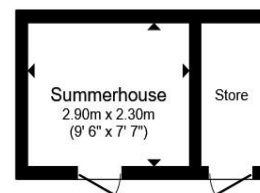
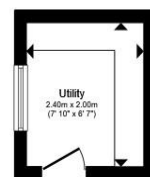




**Ground Floor**



**First Floor**



**Outbuilding**

**Entrance**

**Kitchen**

**Utility Room**

**Lounge**

**Dining Room**

**Principal Bedroom**

**Bedroom 2**

**Bedroom 3**

**Bathroom**

**Outside**

**Agents Note**

Total floor area 138.8 m<sup>2</sup> (1,494 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Colne Park Road, White Colne Colchester

- \*\*GUIDE PRICE £575,000 - £600,000\*\*
- Character Property
- Village Location
- Generous Garden
- Home Office

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: E

**£575,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HST108523](http://williamhbrown.co.uk/Property/HST108523)



Property Ref:  
HST108523 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01787 472491**



[Halstead@williamhbrown.co.uk](mailto:Halstead@williamhbrown.co.uk)



30 High Street, HALSTEAD, Essex, CO9 2AF



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**