



Connells

Rectory Road
Little Oakley HARWICH

Rectory Road Little Oakley HARWICH CO12 5LB

For Sale
£300,000



Property Description

Nestled within the desirable semi-rural surroundings of Rectory Road, Little Oakley, this captivating two-bedroom cottage offers the perfect blend of character, comfort and countryside living. Packed with charm throughout, the property welcomes you with an entrance porch leading to a stunning lounge, complete with exposed beam work and a cosy log burner, creating a warm and inviting heart to the home. A separate lobby connects to the family bathroom and a modern fitted kitchen/diner, while a practical utility room adds further convenience.

The first floor hosts two generous double bedrooms, both served by a shower room, with the principal bedroom enjoying far-reaching views across the rolling countryside to the rear. Every aspect of the home has been thoughtfully arranged to make the most of its character and idyllic setting.

Outside, the property continues to impress with off-road parking to the front and a beautifully established rear garden. Mature planting, peaceful surroundings and tranquil views combine to create a truly enchanting outdoor space, perfect for relaxing, entertaining or simply enjoying the changing seasons. This charming cottage is perfect for those seeking a quieter pace of life, enjoying a peaceful village setting with countryside surroundings, whilst remaining within easy reach of local amenities, railway links and the A120 for convenient access to Colchester and beyond.



Entrance Porch

Door to lounge

Lounge

Window to front aspect, door to porch, beamwork, brick fireplace housing log burner, stairs to first floor, door leading to;

Lobby

Door leading to kitchen/diner, door leading to;

Bathroom

Panelled bath with shower, window to side aspect, part tiled walls, low level wc, vanity hand wash basin, storage cupboard housing boiler

Kitchen / Diner

Matching range of wall and base units, integrated appliances, skylight, space for table, storage cupboard, window to rear aspect, door leading to;

Utility Room

Plumbing for washing machine, door leading to rear garden and side access

First Floor

Bedroom Two

Fitted wardrobes, window to front aspect

Shower Room

Shower cubicle, low level wc, vanity hand wash basin, storage cupboard, loft access

Bedroom One

Window to rear aspect





Total floor area 95.7 m² (1,030 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

Connells



To view this property please contact Connells on

T 01206 547 431
E colchester@connells.co.uk

3a High Street
 COLCHESTER CO1 1DA

EPC Rating: D Council Tax
 Band: B

view this property online connells.co.uk/Property/CCH309054

Tenure: Freehold



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