



Troys Cottage, Troys Lane, Faulkbourne, Essex

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# Troys Cottage

## Troys Lane

### Faulkbourne

#### Witham

##### Essex CM8 1SL

A charming country cottage in an idyllic private road setting, surrounded by the glorious open fields and farmland

Faulkbourne 1.3 miles, White Notley 2.2 miles, Witham railway station 2.5 miles, Chelmsford & railway station 12 miles, London Stansted Airport 21 miles, Central London 55 miles

Reception hall | 2 Reception rooms | Kitchen/dining room | Conservatory | Utility | Cloakroom  
Principal bedroom with dressing room  
3 Further bedrooms | Family bathroom  
2 Shower rooms | Study with adjoining cloakroom  
Double garage | Sheds | Garden  
EPC rating E

### The property

Troys Cottage is an enchanting rural cottage with character features including exposed beams and rustic timbers and vintage fireplaces. On the ground floor, there are two adjoining reception rooms, both benefiting from the warming ambience of woodburning stoves and French doors which open onto the rear garden. The kitchen and dining room offers contemporary cabinetry featuring curved units, stone work tops and a Belfast sink with a link through to a light-filled, rear aspect conservatory benefitting from underfloor heating and French doors to the garden. From the first floor the elevated outlook to the surrounding countryside can be enjoyed. The length of landing gives access to a principal bedroom with adjoining dressing room, three further bedrooms, along with a stylishly-appointed shower room with wall panelling and a spacious family bathroom. These washroom

amenities are complemented by a modern shower room on the ground floor. A detached, timber outbuilding offers a quiet study space for home-workers with the benefit of an adjoining cloakroom.

### Outside

Low level hedging fronts the lane, with a pedestrian gate providing a route to the pretty entrance doorway and a vehicular access via a timber five-bar gate. There is ample space for off-road parking along the gravelled driveway which leads to the detached timber double garage. The delightful garden offers a tranquil, outdoor haven with areas of lawn interspersed with ornamental and fruit trees. Low level greenery and picket fencing at the boundaries offers views over the surrounding landscape. A south-facing paved terrace with low brick wall enclosure is accessible directly from the reception rooms extending the inside to the outside environment and offering opportunities for outdoor dining and relaxation.

### Location

Troy Cottage is situated in the rural parish of White Notley and Faulkbourne. The village of White Notley, with its excellent pub, Post Office, primary school and football club. For commuters Witham mainline railway station is within easy reach. Road-users are able to access the A12, A120 and M11 for links to the major road networks. The cities of Chelmsford and Colchester provide a comprehensive range of facilities, including a shopping centre, three well-regarded prep schools and two outstanding grammar schools.

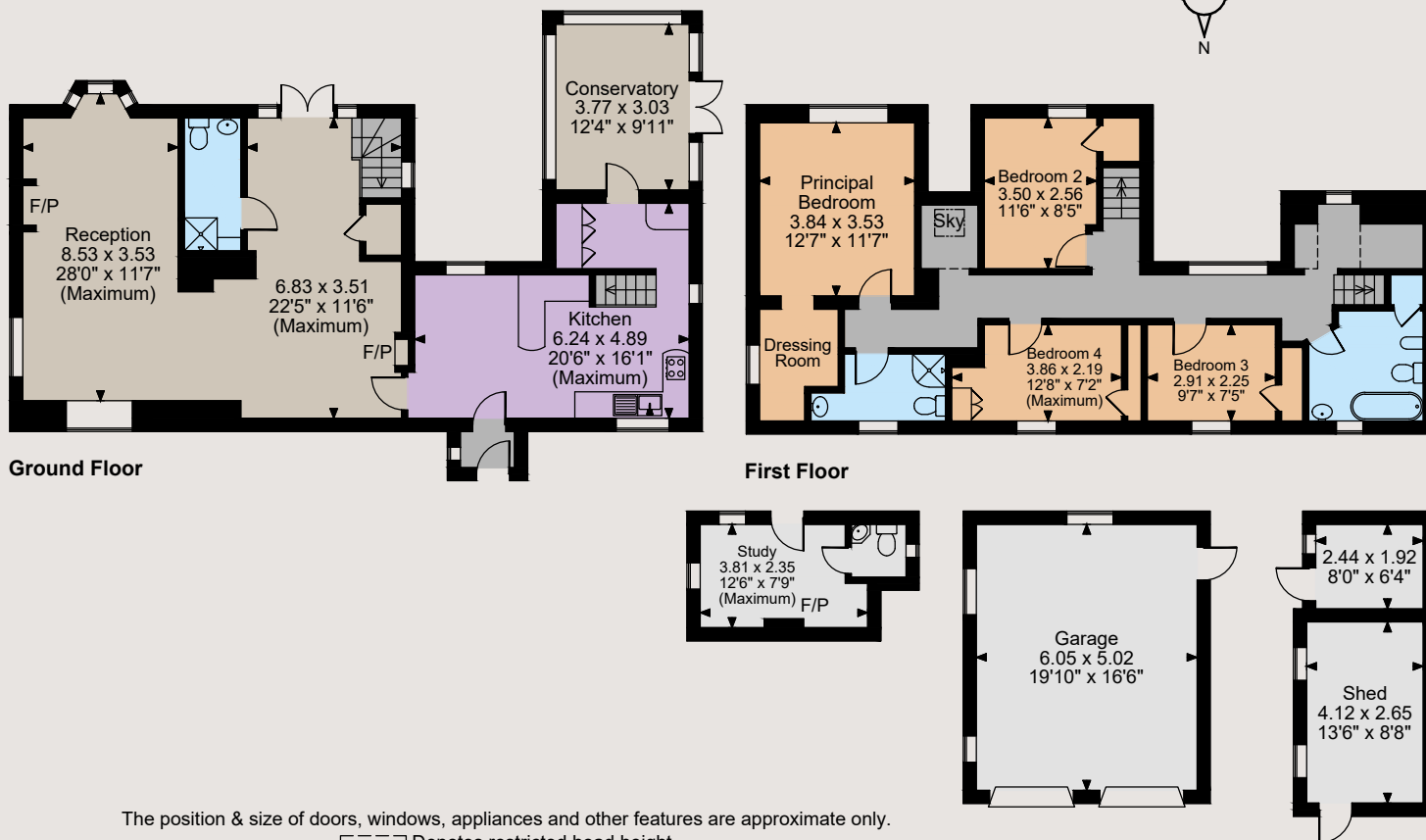








Floorplans  
House internal area 1,860 sq ft (173 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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## Directions

Take A12 exit at Junction 22 and join the A1389/ Colchester Road. Take the turn to Avenue Road and at the roundabout take the 2nd exit to join the B1018. At the next roundabout, take the 2nd exit onto Chipping Hill which links to Powers Hall End. Take the 3rd exit at the next roundabout onto Flora Road/Faulkbourne Road and the left turn onto the private road Troys Lane. The property will be found after approximately 0.5 mile on the left.

## General

**Local Authority:** Braintree District Council

**Services:** Mains electric and water. Oil fired heating, private drainage

**Council Tax:** F

**Tenure:** Freehold

**Guide Price:** £1,000,000

## Chelmsford

Coval Hall, Rainsford Road, Chelmsford CM1 2QF

**01245 254600**

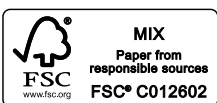
chelmsford@struttandparker.com

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