



**THE CART LODGE**  
Colne Engaine, Essex

**Carter Jonas**

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## THE CART LODGE, STATION ROAD, COLNE ENGAINE, COLCHESTER, ESSEX, CO6 2ES

- 11 miles to Colchester
- 10 miles to Braintree
- 25 miles to Stansted Airport

Single storey accommodation • Small development of six properties • Two double bedrooms • Modern air source underfloor heating (electric) • Open plan living/dining/kitchen area • Engineered oak flooring • Mood lighting into vaulted ceiling • Fitted porcellain white Shaker kitchen with solid oak work surfaces • Luxury tiled shower room with quality sanitary ware • Gravel and chip entrance driveway and parking • Garden space • Garden/amenity area • Six year Build/Barn conversion guarentee • EPC rating TBC

### DESCRIPTION

"The Cart Lodge" is beautifully designed and well-equipped. Traditional brick-built single-story construction with black weatherboarded elevation pitch and tiled roof line. The Interior is Designed for open plan living/dining space, creating a modern and spacious feel with the vaulted ceilings. The Fully integrated Shaker Kitchen suggests a classic and timeless design to be enjoyed for years. Engineered oak flooring throughout the living spaces, provides a warm and natural ambience. The Cart Lodge has two double bedrooms with one ensuite and another which is jack and jilled with the living space, both bathrooms are luxurious wet rooms. In the principal bedroom, there are French doors out to the garden.

**A STUNNING BRAND NEW BARN CONVERSION OFFERING TWO BEDROOMS AND SET ON A SMALL DEVELOPMENT OF SIMILAR STYLE PROPERTIES ON THE EDGE OF THE CHARMING VILLAGE OF COLNE ENGAINE**



## OUTSIDE

The property has a south-facing front garden with a small brook that runs down the side of the property; the garden is fenced all around and the property benefits from allocated parking for two cars.

## LOCATION

Colne Engaine is situated within the Colne Valley on the north Essex border and is a highly sought-after rural farming village with an exceptional community atmosphere which enjoys several annual events, including fireworks on the green each November and there is the award-winning Five Bells pub & restaurant with breathtaking views. There is also a village shop, a historic Church and village hall, as well as a C of E Primary School. The local area offers some exceptional country walks and Earls Colne lies approximately one mile away, offering more amenities and traditional shops as well as Colne Valley Golf Course.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water,electric and Drainage - Modern Air Source heat pump and underfloor heating

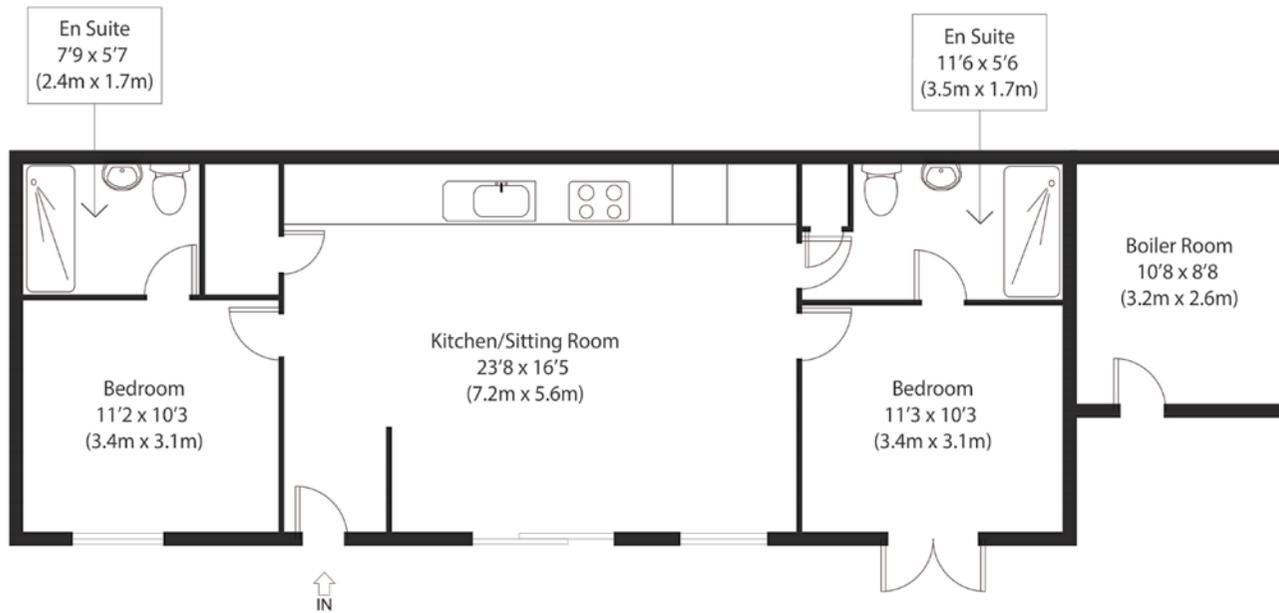
**Local Authority:** Braintree District Council

**Council Tax:** Band TBA

**Viewings:** By appointment with Carter Jonas  
T: 01787882 881

**What3Words:** ///songbird.emulating.height





Ground Floor  
**Approximate Gross Internal Area**  
**865 sq ft (80 sq m)**

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk

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