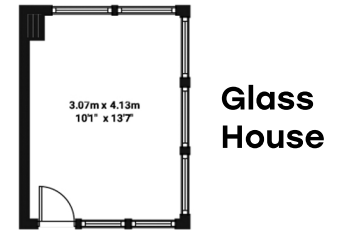
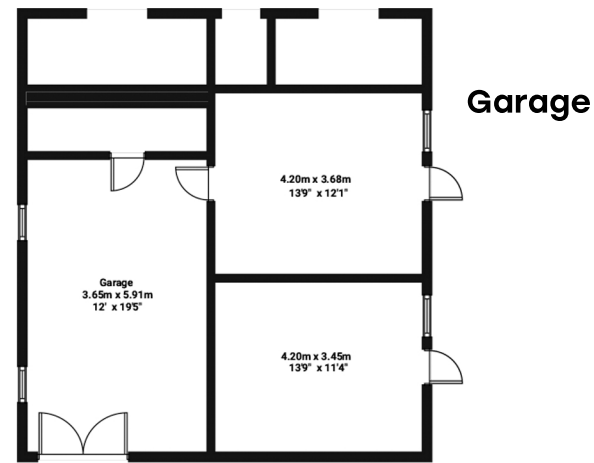
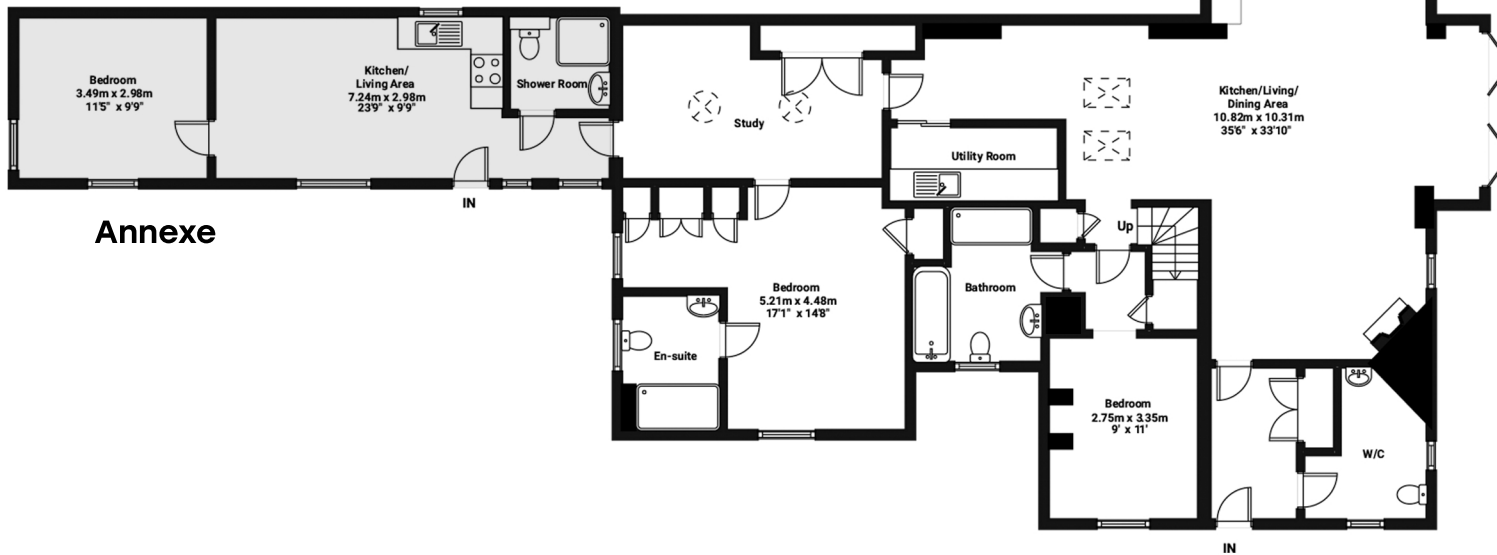


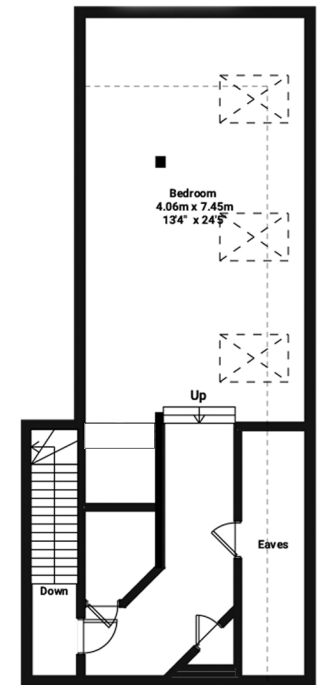
**TOTAL APPROXIMATE FLOOR AREA:**  
**3170.5 sq ft (294.55 sq mt)**  
**House : 2316.6 sq ft (215.21 sq mt)**  
**Outbuildings: 717.4 sq ft (66.65 sq mt)**  
**Garden Room: 136.5 sq ft (12.68 sq mt)**



## Ground Floor



## First Floor



## Garden Cottage, Berechurch Hall Road, Colchester

Illustration for identification purposes only. Measurements are approximate and not to scale.



**NP** NICHOLAS  
PERCIVAL