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Signature

Stonebridge Hill,  
Colne Engaine, Essex





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Essex

A fantastic five bedroom detached property offering excellent equestrian facilities, occupying a wonderful semi-rural setting in grounds of approximately 15 acres nestled between the desirable and hugely charming villages of Colne Engaine and Earls Colne.

Built in 1990, originally as a three-bedroom dwelling, later additions to the property include a two bedroom self-contained annex extension, built in 2003, which now forms part of this generous home with 5 bedrooms, two kitchens and two reception rooms.

- 5 bedrooms
- 2 reception rooms
- 2 kitchens
- Grounds approximately 15 acres
- Excellent equestrian facilities
- Certificate of Lawfulness granted
- Beautiful Colne Valley views





## Agents Note

We understand that a Certificate of Lawfulness has been granted on the 23<sup>rd</sup> of September 2022 by Braintree District Council found under planning application reference 22/01960/ELD.

This Certificate grants an exiting use in relation to the original occupation of the dwelling outlined in red when referring to the 'site location plan' in being non compliant with the agricultural occupancy condition. Therefore any future purchasers are not required to be involved or employed by agriculture to occupy the dwelling. The planning history for the Certificate of Lawfulness is available from Fenn Wright and the councils website. Buyers are encouraged to seek financial and legal advice prior to making an offer to satisfy their own needs.

## The Property

The front door of the bungalow leads into the kitchen/breakfast room which has a range of matching light-coloured units with built-in appliances and an electric hob. The inner hall provides access to three of the bedrooms, a bathroom and the living room with new inset log burner and doors opening out to the rear garden.

The bungalow and annexe are linked by the utility room, which has access to both the front and rear of the property, however can also remain separate with the annex having its own entrance door, providing access to two further bedrooms and the cloakroom. Bedroom one has a large Jack and Jill ensuite which can also be accessed from the hall, comprising; shower cubicle, bathtub, WC and wash basin.

The principal reception room offers an impressive amount of space, ideal for entertaining, with doors opening out to the rear garden. The kitchen in the annex has a range of modern units and a gas hob, with room for all the necessary kitchen appliances. There is a separate utility adjoining the kitchen for the annex which is accessed from the outside.







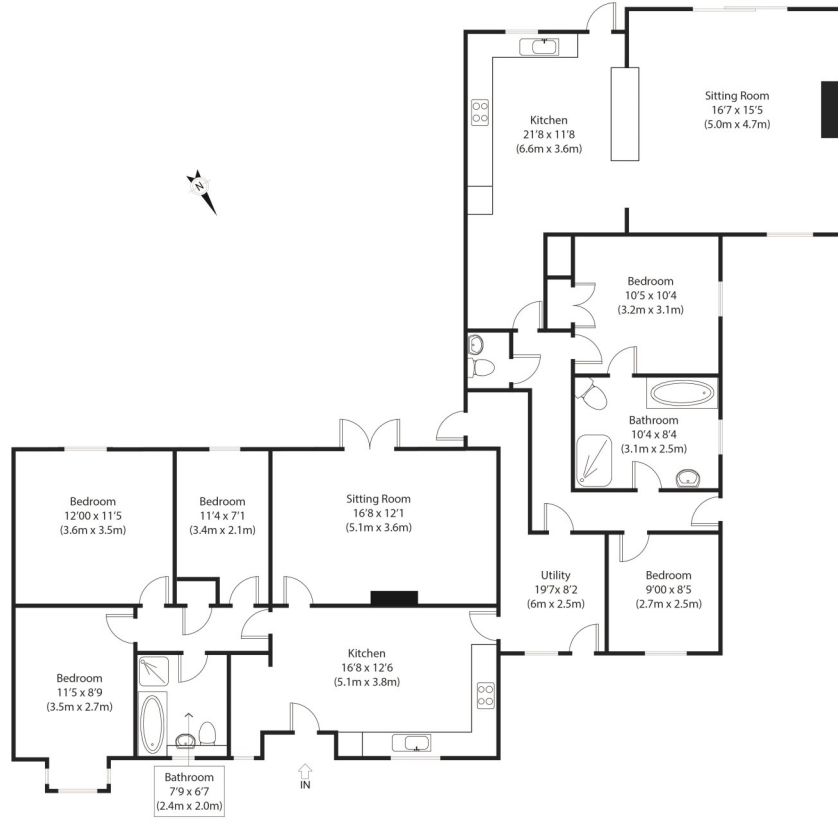




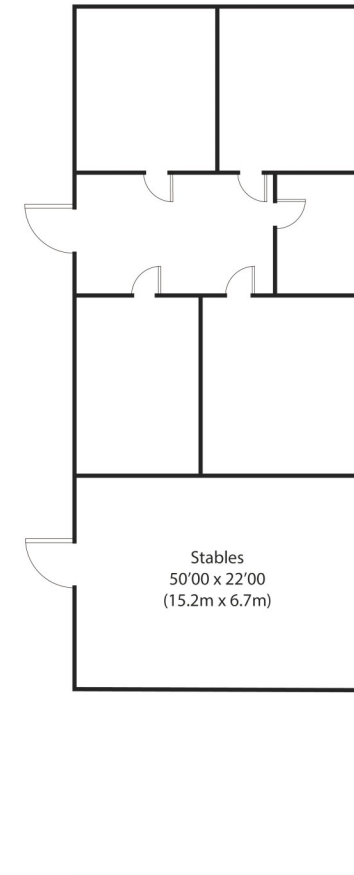
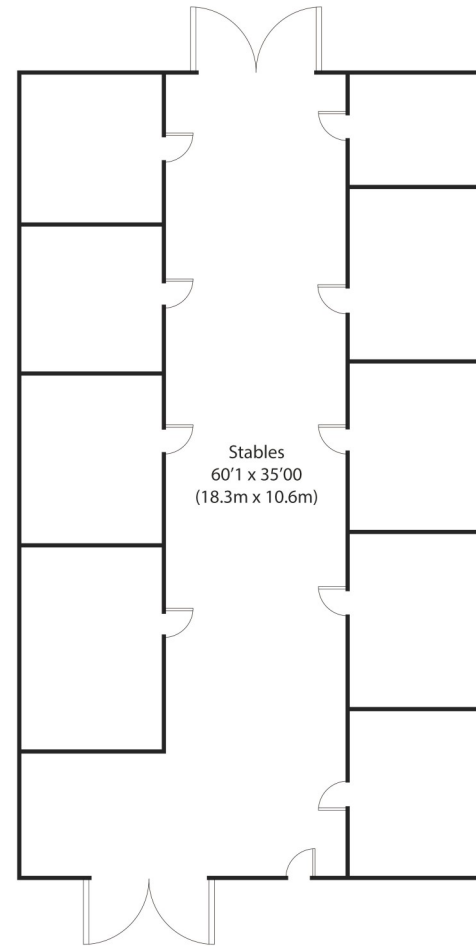


## Approximate Gross Internal Area 1950 sq ft (181 sq m)

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



Ground Floor



### Consumer Protection Regulations 2008

Fenn Wright LLP has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

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## Outside

The property is accessed via a driveway which is owned by the neighbouring property, however there is a right of access to the property. A private driveway to the bungalow provides space for parking and there is vehicular access to the outbuildings and paddocks. The property currently has two formal gardens, one predominantly laid to lawn and the other interspersed with mature flowers and shrubs, both of which provide ideal entertaining space.

There are an impressive range of outbuildings and equestrian facilities including an American style stable barn which has recently been re-roofed and has 8 large internal stables, 2 of which are foaling boxes, alongside a secure tack room. An additional barn holds 4 internal stables and a separate tack room with adjoining hay store. Another open store can be found to the rear of the stables which could prove useful for additional vehicles or storage. There is a floodlit exercise area measuring 46 x 20m which is located adjacent to the barns and requires some maintenance.

The acreage extends to approximately 15 acres in all and there are beautiful far-reaching views. The paddocks have post and rail fencing and a water supply to each (pipework currently overground and needs to be put underground). The grounds approach a dog agility area which we understand from the owner, any future purchaser would be required to erect screen fencing alongside both sides.

The property also benefits from Solar panelling which contributes to the utility bills and is owned outright by the current owner who will transfer ownership to the new purchaser.

## Important Information

Council Tax Band - C

Services - We understand that mains water, private drainage, electricity, and oil central heating are connected to the property together with bottled gas.

Tenure - Freehold

EPC rating - B

## Location

The property is set back from the road amongst the picturesque Colne Valley, an undulating rural area with a vast network of public footpaths and some bridleways from which to explore the splendid surrounding areas. The village of Earls Colne is close by and has a number of shops and services situated in the High Street, which include; a library, hardware store, café, supermarket, post office, hairdressers, butchers and a pharmacy. For leisure time the village has two golf courses, a sports centre, pubs and a restaurant. The property is also easily accessible from Halstead, a historic Essex town offering excellent amenities, schools and restaurants.







Colchester

01206 216543

colchester@fennwright.co.uk

fennwright.co.uk