



**Fenn Wright**  
Signature

The Ramblers, Workhouse Hill,  
Boxted, Colchester, Essex, CO4 5TT





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Colchester  
Essex  
CO4 5TT

A four double bedroom detached unlisted cottage situated in a country lane setting with delightful gardens approaching 0.9 of an acre, double cart lodge and various small outbuildings, with adjoining field of 1.7 acres available by separate negotiation.

The Ramblers, we believe dates back to the mid 1800's, has been extended over the years, offers well-proportioned accommodation with oil fired central heating and double-glazed windows, yet retains a wealth of character with exposed timbers. The gardens create a delightful backdrop for the house and have been beautifully landscaped and maintained by the owner, attracting a good degree of wildlife.



- Four double bedrooms with wardrobes
- Two en-suites and bathroom
- Three reception rooms
- Large kitchen/breakfast room
- Family room
- Cloakroom and utility



The entrance to The Ramblers takes you in to a central reception hall with pamment tiled flooring and easy rising staircase leading to the first floor. On one side, is a study with exposed timbers and built-in shelving. On the other is a sitting room, again with exposed timbers and a closed red brick fireplace with adjoining cupboard and shelving. This room leads through to a large living room with 14' high vaulted ceiling, exposed timbers, 'morso' stove and a dual aspect including French doors out to the rear courtyard.



At the rear of the house is a large, relatively square kitchen/breakfast room, beautifully appointed with granite worksurfaces over fitted base units, further bank of cupboards with appliances including dishwasher, 4 ring induction hob, light and extractor above, double oven and integral fridge/freezer as well as an 'esse' oil fired range. The room has space for a large kitchen table and has exposed timbers and leads through to a family room, a super room with dual aspect including bi-fold doors overlooking the gardens.



The final rooms in the house include the utility room with doors to the garden and a cloakroom, which is located off the kitchen.

The stairs lead up to a split-level landing with access into the roof spaces, exposed timbers and a large airing cupboard.

The principle bedroom is found in the rear corner of the house with range of built in storage along one wall, having a 9' high part vaulted ceiling and doors leading out to a balcony. A door leads through to the en suite with walk in shower area and glass screen, dual wash hand basin and toilet. The second bedroom has an attractive fireplace, double door wardrobe and an ensuite shower room. Bedroom three is slightly larger with a single wardrobe, with the fourth double bedroom has a double bi-folding door wardrobe. The main bathroom is a good size housing a bath with granite surround, matching granite topped wash hand basin and toilet.





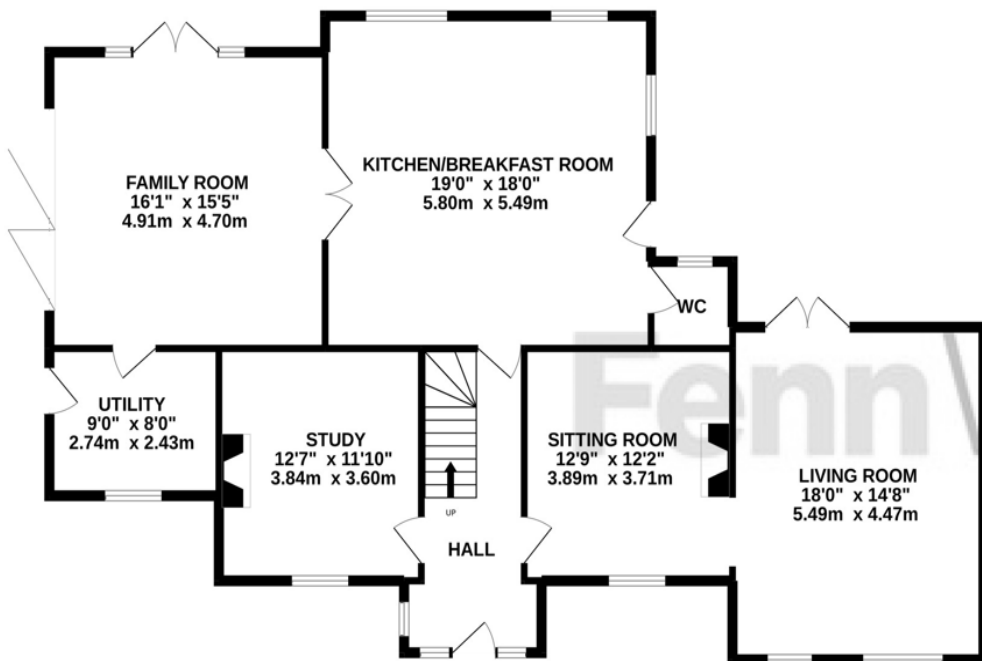




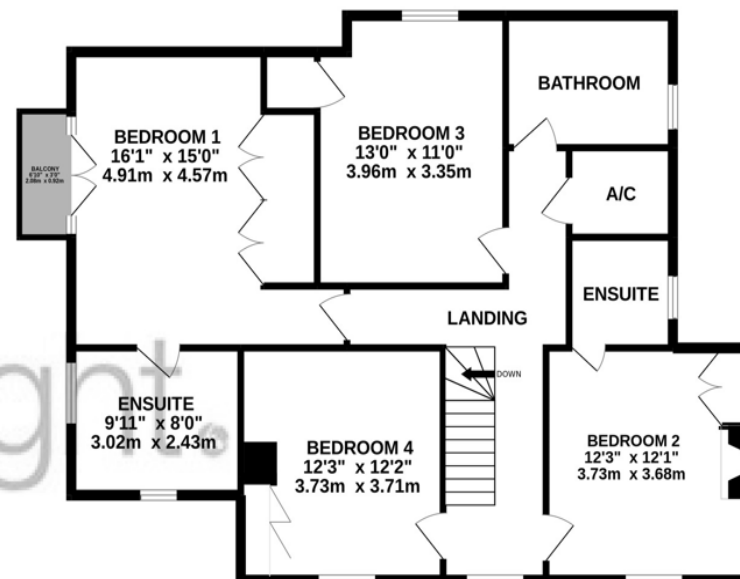




GROUND FLOOR  
1363 sq.ft. (126.6 sq.m.) approx.



1ST FLOOR  
1047 sq.ft. (97.3 sq.m.) approx.



THE RAMBLERS WORKHOUSE HILL BOXTED

TOTAL FLOOR AREA : 2410 sq.ft. (223.9 sq.m.) approx.

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## Outside

A shingle driveway leads down providing ample parking to the double cart lodge 20'8" by 15'4" with adjoining workshop 20'10" by 6'4" with power and light. The remainder of the front garden is lawns with mature trees and hedging. A gate provides access to the rear gardens. Immediately behind the property is a paved and walled courtyard where the recently installed (2021) oil fired boiler is housed. There is also an outhouse used as a freezer room and log store 14'1" by 6'7" with power and light.

The rear gardens are beautifully landscaped with an extensive paved terrace found off the family room. At the back of the cartlodge is a garden store 12'8" by 5'9" whilst attached to the store is a vaulted oak framed glazed garden room 13'1" by 11'10". The gardens are principally lawns with shrub beds, hedged screening, and mature trees. The garden widens out to the rear where there is a summer house, garden store and tractor shed, and a wildlife garden. The plot extends to 0.9 of an acre.

## Additional land

Adjoining the garden is a field of predominantly grass with post and rail fencing with access gates including a vehicular access point at the start of the drive. The field extends to 1.7 acres and is available by separate negotiation.

## Location

The Ramblers is found at the top of workhouse hill in a semi-rural part of Boxted. The village itself has local amenities including a primary school, recreational ground and playing field with village hall. Whilst the village doesn't have a pub, the British legion hall in the village has various events and is open

regularly and has a bar. There are numerous other specialist businesses in the village including Fillpots nursery and café, Pantry 61 and Colemans butchers. The village is found to the north of Colchester with excellent access to the business parks, general hospital, A12 and down to Colchester's mainline railway station. The expanding northern gateway has a sports park, David Lloyd club with various further facilities to come.

The city itself offers a wide range of shopping, recreational and educational facilities including sixth form collage and University of Essex.

## Directions

From Colchester proceed north along the A134 signposted to Great Horkesley and Boxted. At the next roundabout by the 'Chesterwell' sign take the third exit on to Boxted Road. Proceed passed the football stadium and over the A12 into the village and along straight Road until the '30' mph speed sign. Turn next left into Mill Road and right at the end into Ellis Road which becomes workhouse hill. The house will be seen as the first on the left-hand side.

## Important Information

Services - Mains electricity, water, drainage are connected whilst the heating is oil-fired by a mix of radiators and underfloor heating.

Council Tax – G

EPC rating – TBC

Tenure – Freehold







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