



**SYCAMORE HOUSE, WHITE HORSE ROAD, EAST BERGHOLT, COLCHESTER, SUFFOLK, CO7 6TR**    Asking Price Of **£925,000**

- Four Bedroom Detached House
- Situated in a Desirable Location Within the Village
- Open Plan Kitchen/ Dining Room

located on the quiet and highly sought after White Horse Road in East Bergholt. The property offers generous accommodation with four bedrooms and a further three reception rooms including a contemporary garden room, with lantern light roof, overlooking the rear garden. Extensive driveway, double garage and a well appointed secure garden to the rear complete this excellent property. Contact us to arrange an appointment to view. Viewings strictly by appointment only.



## Property Description

### DIRECTIONS

from the centre of the village follow The Street past the church onto Rectory Hill and up past Oranges and Lemons cafe on the right. Continue onto White Horse Road and the property can be found on the left hand side set back from the road behind a low picket fence with extensive driveway parking.

### INFORMATION

constructed approximately 20 years ago of brick and block construction with rendered elevations under a tile roof. Windows and doors are wood effect UPVC throughout, cavity wall and loft insulation are present. Heating is via a modern gas boiler to radiators throughout and hot water via tank in the airing cupboard. Electricals are via RCD protected consumer units. A good level of broadband internet is available to the property.

### EAST BERGHOLT

The village has the benefit of a good range of local facilities including a general store and post office, baker, chemist, GP surgery and medical centre. Parish, Congregational Churches and many local associations. The village provides educational facilities from pre-school age to GCSE, sixth form colleges in Colchester and Ipswich. There are several independent schools in both nearby towns and throughout the area. A12 links to the M25 and A14. Regional Airport is Stansted, approximately an hour by car. There is a mainline railway station in Manningtree, with a journey time of around an hour to London Liverpool Street. The village is famous for its historical connections with John Constable RA, and the landscape he painted is still very much the same today. From the village there are numerous footpaths giving direct access into this Area of Outstanding Natural Beauty. The village benefits from a great sense of community and offers attractions for every age demographic.

### SERVICES

mains water, gas, electricity and drainage are connected to the property. Local Babergh District Council 0300 234567. Council Tax Band - - Energy Performance Rating - -



#### **NOTE**

As vendor's agents we are unable to give any guarantee as to the condition of any appliance included (where mentioned) in the property. The photographs are provided to show the internal and external appearance of the building and in no way should a buyer assume that any contents are to be included either inside or out.

#### **ACCOMMODATION**

over two floors, generous and well laid out space

#### **ON THE FIRST FLOOR:**

##### **BEDROOM ONE**

12'08 x 17'04 reducing to 12'04 window to the rear (North) overlooking the delightful rear garden. Extensive built in wardrobes to the side providing extensive hanging and storage space. Door into the:

##### **EN-SUITE SHOWER ROOM**

8'06 x 8'02 opaque window to the side (West), a beautifully appointed room with tiled floor and mosaic tiled walls and shower cubicle. Wash basin, w/c, heated towel rail, recessed ceiling lights and extractor fan.

##### **BEDROOM TWO**

20'04 (reduced head height) x 10'01 dual aspect windows to the front (South) and rear (North), walk in cupboard. The room offers the flexibility and space to incorporate a seating area.

##### **BEDROOM THREE**

14'04 x 10'2 window to the side (East), built in wardrobes providing extensive storage and hanging space. A generous double bedroom.

##### **BEDROOM FOUR**

10'10 x 8'06 window to the rear (North) looking over the garden, a well proportioned single room.



### **FAMILY BATHROOM**

8'04 x 7'08 opaque window (West), vanity unit with inset wash basin and w/c, inset panel bath and fully tiled shower cubicle. Tiled floor and walls to ceiling height, heated towel rail, recessed ceiling lights and extractor fan, airing cupboard.

### **GALLERY LANDING**

17'01 x 11'05 window to the front (South) overlooking the front garden and driveway, spacious landing with loft access and doors to all first floor rooms.

### **ON THE GROUND FLOOR:**

Entrance via an external covered porch with brick plinth and wooden uprights, part glazed opaque door into the:

### **ENTRANCE HALL**

12'05 x 11'04 tiled floor which extends through into the dining room and kitchen, under stairs storage and doors to ground floor rooms:

### **DRAWING ROOM**

20'04 x 14'09 triple aspect room with windows to the front, bay window to the side glazed to three sides and double doors opening into the garden room at the rear. Feature brick fireplace with inset log burner over a brick hearth.

### **SITTING/ PLAY ROOM**

14'09 x 11'09 bay window to the front (South), a highly flexible room currently configured as a sitting room, equally the room would serve as a wonderful playroom.

### **STUDY**

8'05 x 7'09 opaque window to the side, spacious study with storage cupboards to the front.

### **CLOAKROOM**

8'06 x 4'06 opaque window to the side, tiled floor, vanity unit to the side with inset wash basin and w/c. Extractor fan.

### **DINING ROOM**

14'02 x 8'07 useful dining room with glazed doors to the Garden Room and open plan into the:





## KITCHEN

14'08 x 8'04 dual aspect with windows to the rear overlooking the garden and window to the side into the Garden Room. The well appointed kitchen features wall and base units to three sides of a Shaker style with space for fridge and a built in dishwasher, further space for Rangemaster gas oven and hob combination with extractor hood over. Wood effect work surface to three sides providing extensive preparation space with tiled splashback, inset composite sink and drainer. Recessed ceiling lights.

## UTILITY ROOM

7'02 x 6'09 opaque part glazed door to the side, tiled floor continues from the kitchen. Work surfaces to two sides with Shaker style units under, space and plumbing for washing machine and tumble dryer, recess for full size fridge-freezer. Wall mounted gas boiler.

## GARDEN ROOM

19'04 x 13'00 this contemporary garden room makes the very best of interconnecting the house with the back garden. With windows and doors to three sides overlooking the garden and opening onto the terrace. The UV proofed lantern light roof floods the space with light. Tiled floor and double doors open into the:

## REAR GARDEN

initially an extensive area of flagstone terrace then opens past a topiary circular bay out into the garden. The garden is enclosed by board fencing to three sides with an extensive area of lawn. The lawn is bordered by a multitude of mature shrubs and bushes. Garden shed. The driveway leads from the front via the Western side of the property via a five bar gate down to the:

## DOUBLE GARAGE

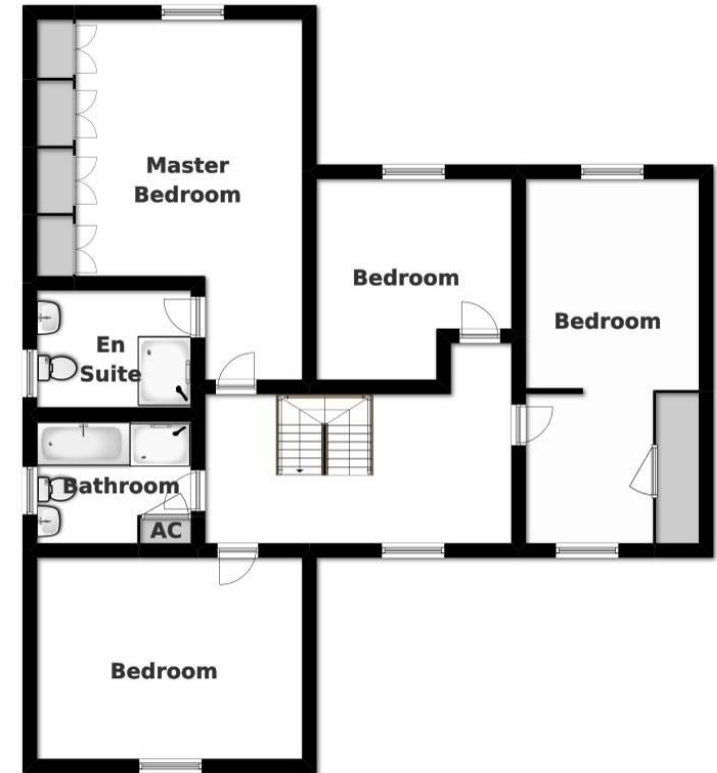
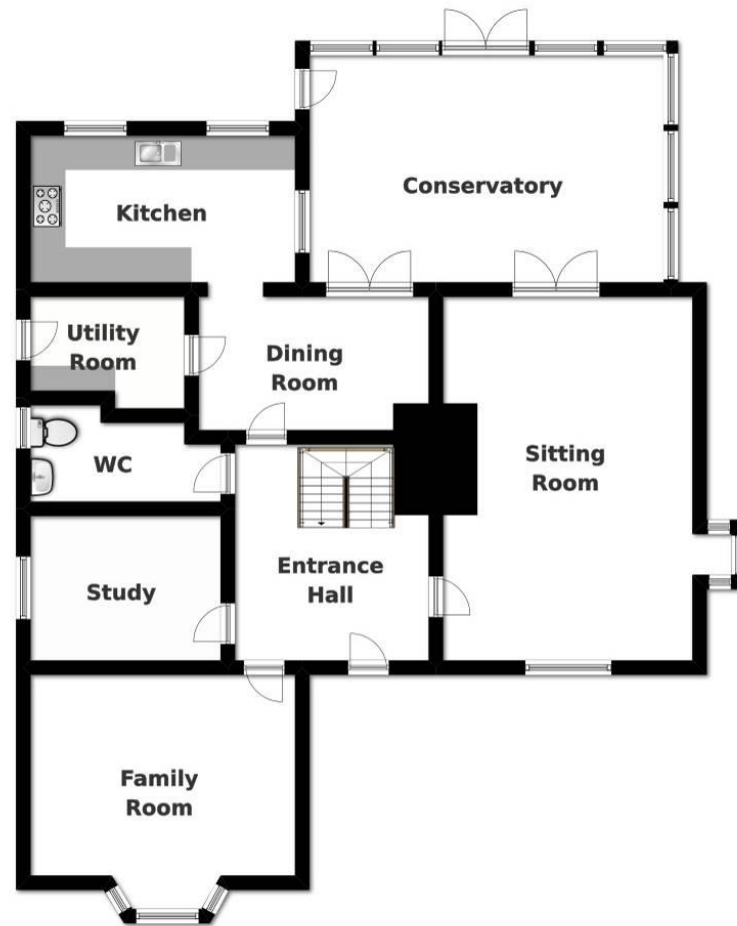
16'11 x 16'04 electric double width up and over door and personal door to the side, power and light are connected.

## FRONT GARDEN

is laid to lawn either side of the entrance drive with picket fencing to either side, mature shrubs and secure fencing mark boundaries to the side. Extensive shingle driveway provides ample parking for a number of vehicles leading to the double garage to the side of the property.







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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements