



Grier & Partners



BRIDLE HOUSE, HADLEIGH ROAD, HOLTON ST. MARY,  
COLCHESTER, CO7 6NS  
ASKING PRICE OF £585,000





#### **DIRECTIONS**

Entering Holton St Mary from the East Bergholt direction pass Stubbins Lane on the left and the property is the second on the left hand side.

#### **HOLTON ST MARY**

is a small village situated on the edge of the Dedham Vale. The village enjoys an active Parish Church and social club. Primary schools can be found locally in East Bergholt, Stratford St Mary and Capel St Mary with catchment for East Bergholt High School. Further schools and sixth form colleges can be found in Ipswich and Colchester. The village of East Bergholt is approximately two miles away and provides a wide range of facilities including village store and post office, chemist, various public houses and many social groups. The A12 links to the M25 and A14. Regional Airport is Stansted, approximately 60 minutes by car. Main line railway stations in Colchester and Manningtree - journey time approx 60 minutes and 50 minutes respectively.



## INFORMATION

Constructed in 2013 to a high specification with a good level of thermal efficiency, including a timber frame super structure with high grade insulation and outer skin block work with rendered finish under a slate roof.. Double glazed windows with Gothic Arch style the front, have a 30 years guarantee. Heating and hot water are supplied by a Dimplex Air Source Heat Pump with under floor heating throughout the ground floor and radiators to the first floor. The property has ample electric sockets and switches, TV and BT points Lighting includes recessed down lighters to the sitting room, garden room, kitchen, bathroom and en suite.



## SERVICES

Mains electricity, water and drainage are connected to the property.

Babergh District Council 01473 822801

Council Tax Band - E

EPC rating - C



## INTRODUCTION

Bridle House is an attractive link-detached house built in 2013. The property offers a high specification and spacious interior comprising three bedrooms (one en suite), approx 34' x 15' stunning open-plan kitchen/dining/garden room, living room, utility room, cloakroom, family bathroom, single garage and ample parking. The property benefits from an enclosed well-stocked south-facing rear garden. Heating and water are supplied via an air-source heat pump to ground floor under-floor heating and radiators to the first floor. This is a stunning property and viewing is highly recommended to fully appreciate what it offers.

## ON THE GROUND FLOOR

### HALLWAY

18' 0 max " x 6' 10 max reducing to 3'6"" (5.49m x 2.08m)

A partly glazed front door leads into this welcoming space which benefits from oak flooring, stairs to first floor and a mat well.

### LIVING ROOM

18' 7" x 13' 6" (5.66m x 4.11m) Windows to the front and side, brick fireplace with woodburner on a stone hearth and wooden mantle over, wall lights.





### **KITCHEN/DINING/GARDEN ROOM**

34' 0 max reducing to 26'5" x 14' 9" (10.36m x 4.5m) An exceptional and beautifully presented room with fitted kitchen leading to the dining/garden room.

Kitchen - approx 15'10" x 14'9" with window to the side, comprehensive range of fitted base and wall units, drawer unit, tall shelved unit, granite work surfaces, recessed lighting, Rangemaster oven, induction hob with Rangemaster hood over, Fisher & Paykel dishwasher, double Butler sink unit with mixer tap, drinking water tap, water softener and an ISLAND UNIT with wooden work tops and cupboards under, door to rear garden.

Dining/Garden Area - 14'9" x 10'6" an delightful light space with windows to the side and rear and patio doors to the rear garden.

### **CLOAKROOM**

With low level wc, wall mounted wash hand basin, tiled floor, extractor fan and recessed lighting.

### **UTILITY ROOM**

10' x 5' 11" (3.05m x 1.8m) With window to the side, range of base and wall units with work surface over, sink with drainer and mixer tap, space for washing machine and tumble dryer, tiled floor, storage cupboard, extractor fan.

### **ON THE FIRST FLOOR**

#### **LANDING**

Window to the rear, radiator and shelved cupboard with radiator inside.

#### **BEDROOM ONE**

16' 8 max reducing to 14'5" x 14' 9" (5.08m x 4.5m) Originally designed to be two bedrooms, is now a very generous room with a range of built-in wardrobes, window to the rear, sky light and two radiators.

#### **BEDROOM TWO**

12' 6 max reducing to 10'1" x 13' 7 max reducing 10'5" (3.81m x 4.14m) Window to the front, radiator, built-in wardrobe.

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

0" x 0' 0" (0m x 0m) Window to the side, extractor fan, white suite comprising low level w.c, wall mounted wash



hand basin, shower cubicle with tiled walls, ladder radiator, recessed lighting, tiled floor.

### **BEDROOM THREE**

10' 0" x 8' 11" (3.05m x 2.72m) Window to the front, radiator.

### **BATHROOM**

8' 10 max reducing to 5'5"" x 6' 9 max reducing to 3'8"" (2.69m x 2.06m) With window to the side and deep window sill, white suite comprising low level w.c, panelled bath with shower attachment, tiled splashbacks, wall mounted wash hand basin, shaver socket, tiled shower cubicle, ladder radiator, extractor fan.

### **OUTSIDE**

A shingle drive gives access to the single garage and further parking. The front garden has been landscaped to complement the property with clearly defined fenced and hedge boundaries. A side gate leads to the SOUTH FACING rear garden which is mostly lawned with well stocked flower beds and borders. An Indian Sandstone patio spans the rear of the property and continues around to the back door where there is an overhang with a door into the garage.



The GARAGE (approx 20'8" x 9'2" (6.30m x 2.81m) has power and light, electric up and over door, personal door to rear garden and doors into the boiler house housing the insulated pressurised hot water tank and controls for the Air Source Heating.

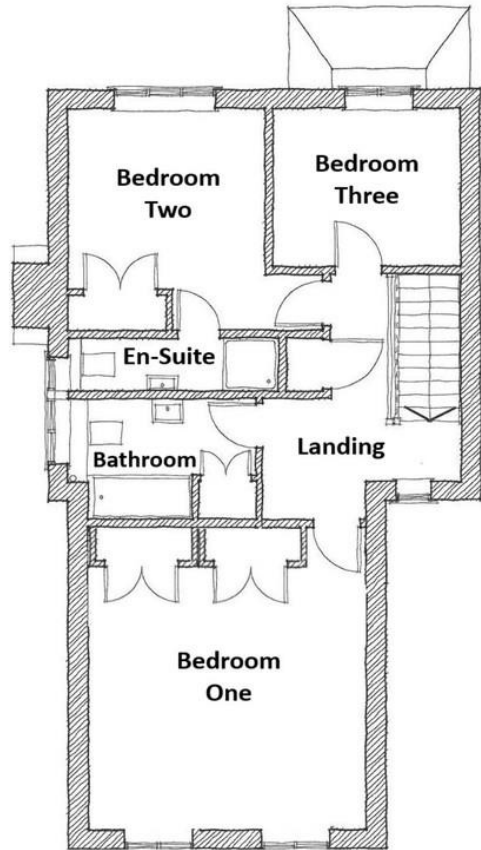
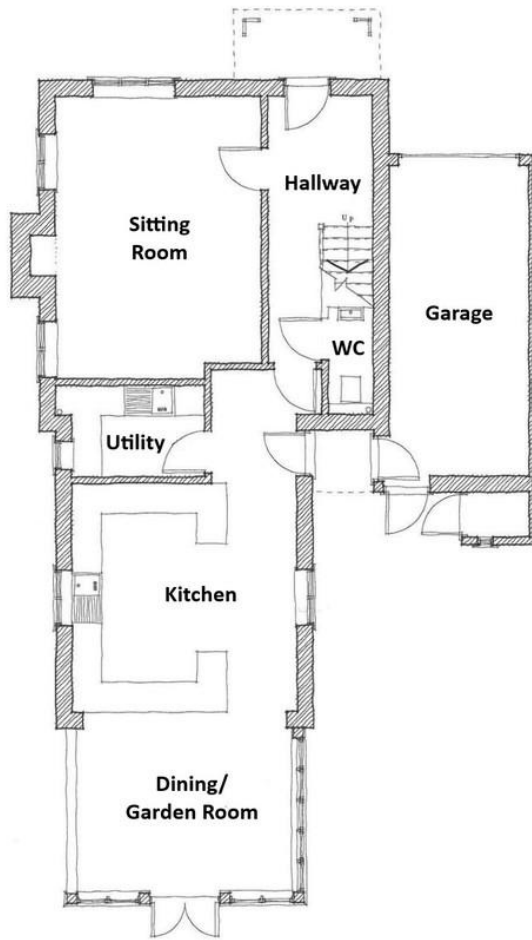
### **AGENTS NOTE**

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.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   C	75   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		