



EH

EXQUISITE  
HOME



## CHARACTER AND CHARM

Enjoying around an acre of land and set amongst open countryside is this 600 year-old four bedroom, three bathroom Grade II listed home, which has been lovingly restored and brought back to life by the current owners. Attracted to the property's potential, the owners have undertaken a true labour of love to create a fashionable and practical family home that offers everything there is to be desired about countryside living, including expansive south and west facing gardens and grounds which offer a wealth of opportunity for personalization. The property is the perfect blend of old-world character and charm with modern facilities and design, and rarely do such lovely properties come to market.









The property enjoys a long and varied history which the current owners have sought to highlight in their sympathetic renovation of the house. They note that the property was once five separate cottages and that, during World War II, the property served as a boarding house for children seeking refuge from London during the Blitz. When purchased by the current owners, the property was in a generally poor state, but it has since been completely revived to become a stylish and comfortable modern home. The original entry opens into a small hall that opens into the family room on one side, the formal dining on the other. The current owners consider the family room to be one of the more relaxing spots in the house, saying "it's a nice, peaceful room and it's really special to be sitting in there with the fire going." The room has parquet flooring and a large wood burner inset within a brick chimney breast, and opens to the rear into the galley-style laundry room, which also opens through into the garden room and utility room.



*"...it's a nice, peaceful room and it's really special to be sitting in there with the fire going..."*





Beyond the family room is the exceptionally spacious and bright sitting room, which enjoys an open fire, exposed beams, and south-facing windows which ensure the room is warm and bright throughout the day. To the rear of the sitting room is a garden room which enjoys easy access out onto the rear terrace through French doors. The ample living space on the ground floor of the property lends itself well to a larger family, and the current owners note that one of the best aspects of the property is that it has been "large enough so that we can all sit somewhere and be together, yet it's also big enough that at other times we can spread out and enjoy having our own space. It's been a great family home."





The kitchen itself has been recently fitted and is a wonderfully stylish and versatile space. Within the modern units there is a large Miele induction hob which has been placed into the old chimney breast. Additionally, there is an integrated Miele combi-oven and integrated Bosch dishwasher and fridge/freezer. To the side of the kitchen is a large, characterful door that opens to the side garden and drive, and the current owner notes that the design has proved to be exceptionally practical: "it's the ideal spot to unload shopping because you don't have to go through the house, so it's really convenient." They also note that "the kitchen has been designed with everything integrated - including the bins - so that everything free-standing is tucked away and it keeps that clean, uncluttered look." Also within the rear corridor is a shower room which is located directly next to the door that leads out to the garden, and the placement could make the shower room handy for washing off the dog and/or wellies after a muddy amble through the open countryside.

The formal dining room is a generous room with a wealth of period features including exposed beams, parquet flooring and a fireplace. The east-facing windows allow plenty of natural light into this room and the room opens into both a large study and the rear corridor, off of which is found the kitchen and breakfast room. The large study would make an ideal spot to work from home, though its location next to the kitchen/breakfast room would also make this an ideal play room.



*"... the kitchen has been designed with practicality in mind; everything is tucked away giving it a clean, uncluttered look..."*









Four good-sized bedrooms are found on the first floor, together with a large family bathroom. The first floor landing enjoys vaulted ceilings and exposed beams, as do each of the bedrooms. Each of the three guest bedrooms are generous doubles, with the largest bedroom also enjoying a range of built-in wardrobes. The principal suite is wonderfully stylish and welcoming, and the layout perfectly suited to cater to modern tastes with a large dressing area and an incredible en-suite bathroom which has been elegantly tiled and includes a stand-alone soaking tub and a walk-in shower with a rainfall shower head above. The current owner notes that "the principal bedroom windows look out over the flowers to the front of the property, and the east-facing windows are the ideal spot to sit and watch the sunrise."





*“...The principal suite is wonderfully stylish with a large dressing area and a stunning en-suite bathroom....”*





Situated in the centre of a plot measuring approximately one acre, the property enjoys a relatively secluded location and wide-open views across the undulating countryside beyond. The gardens currently are mostly laid to lawn, with a few species of trees interspersed around the grounds. To the front of the property is a pretty flower border, where a gate opens onto a path that leads to the front door. To the rear of the house is a large patio terrace, which enjoys incredible views of the setting sun over the west-facing garden. The terrace is generous enough for separate seating and dining areas, as well as a hot tub which would make the ideal spot to sit and enjoy the incredible night skies that this part of the country is famed for.

To the side of the house a large drive provides ample parking both in and around the cart lodge, which includes a studio room above that is currently in use as storage but, according to the owner, could be converted into additional living space, such as a home office, as it does have the benefit of electricity and natural light through a side window. Also within the gardens is a large summer house which likewise enjoys an electricity connection and has been utilised by the current owners as a cinema room. Additionally, the summer house has a good-sized deck to the front and the owner notes that it is "a great spot for a BBQ or to just relax with friends and family," and they also note that the room has been exceptionally popular with their teenage children, as it has been "the perfect place to escape with their friends." The gardens still offer plenty of scope for development, and would make the ideal project for those who enjoy planting and cultivating and for those who wish to create a kitchen garden or to keep a few chickens for self-sufficiency and to enjoy the wonders of countryside living.

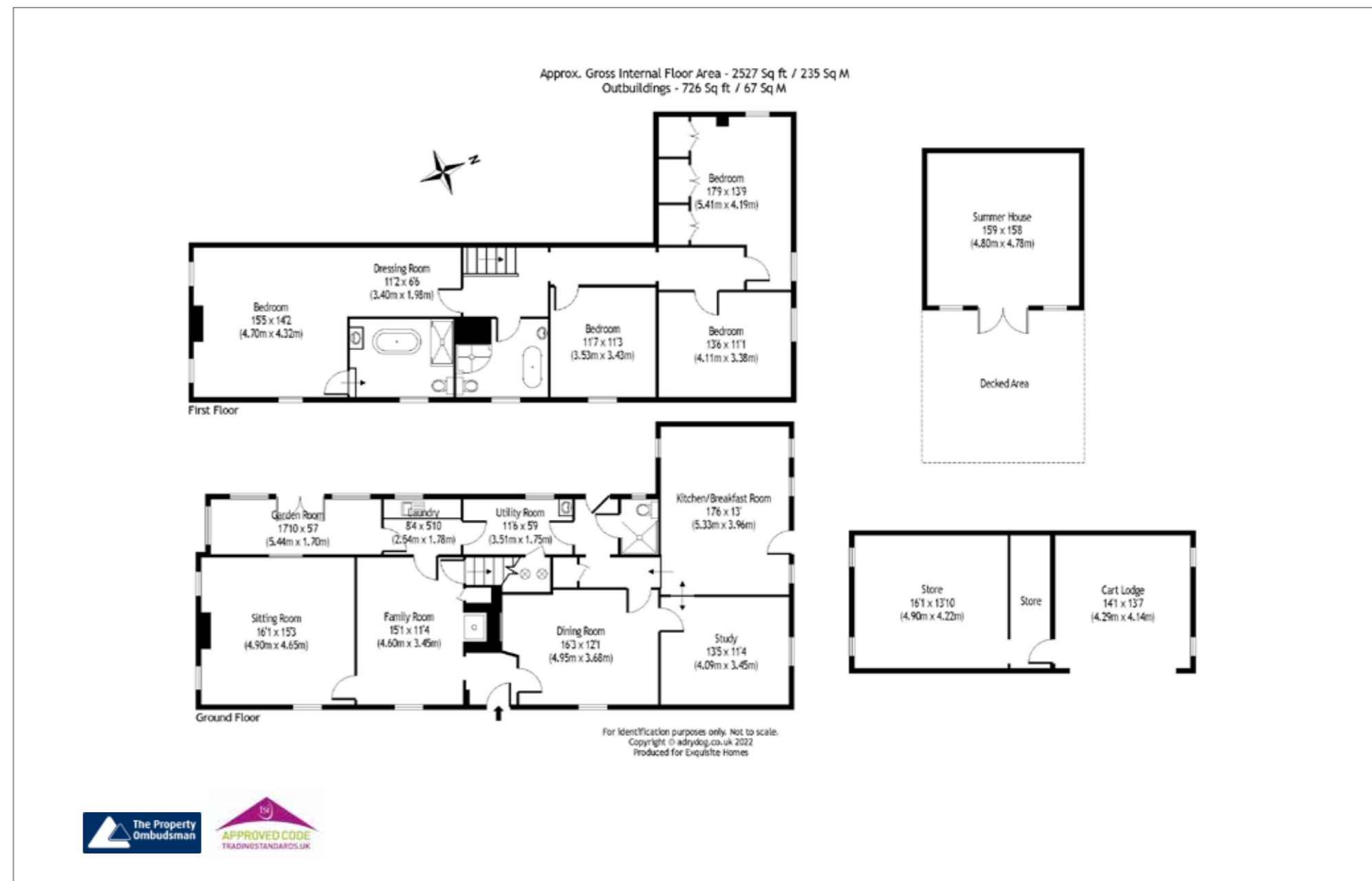
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# LOCATION

The tiny hamlet of Robinhood End is populated by only a few residents and is situated around three miles northeast of the popular village of Finchingfield. The village enjoys a lively social calendar, and the current owner notes that "there's a lot of life and soul in the village; it can get quite busy in the summer with lots of community events, including car shows and fireworks displays." The village offers a good array of daily amenities, including three pubs, a post office and store, and the catchment primary school which has been rated "Good" by Ofsted. The catchment secondary school (also rated "Good") is located in Braintree, which is approximately a twenty minute drive from the property. Braintree is also where a wider array of more daily amenities can be found, including a hospital, various independent and national shops and eateries, and a mainline train station offering direct services to London's Liverpool Street, with journeys from the station running regularly throughout the day and taking usually around an hour. Finally, there are a number of independent schools within an easy commute of the property, such as the Felsted School near Braintree and Stoke College in Stoke-by-Clare, near Haverhill.

Finally, the owners note that the location enjoys endless access to miles of footpaths and bridle paths which traverse the open countryside, and that the location feels quite central, with relatively short car journeys to London, Cambridge, Colchester, and Stansted airport.



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## EXQUISITE HOME

At Exquisite Home, we offer a refreshing approach to selling or letting exclusive homes, combining individual flair and attention with the local expertise of independent estate agents to create a strong international network, with powerful marketing capabilities. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. Exclusive properties also require a tailored approach to marketing. Our bespoke service adopts a lifestyle approach to the promotion of your property, combined with an efficient sales process and outstanding customer service. The widespread exposure of prime residential properties is crucial.

The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities. In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.



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