





Property Description

INTRODUCTION

This five bedroom family home situated on a private driveway in the village of Great Oakley benefits from generous ground floor living space including a stunning glazed garden room that opens into the landscaped gardens to the rear. Spacious reception rooms and accommodating first floor bedrooms two of which benefit from en-suite bathrooms. The property also enjoys views over the Walton Backwaters from first floor rooms facing South East, completing this excellent home. Contact us to arrange a viewing today.

DIRECTIONS

coming from the A120, turn onto Harwich Road in Wix until you reach the triangle on your left hand side. Turn left onto Oakley Road and continue for about 1 ½ miles until you reach the T-junction. Turn left onto the B1414 and continue until you reach Farm Road on your right hand side where the private drive can be found on the right after 500 ft.

INFORMATION

completed in 2003 of brick and block construction with rendered elevations under a tiled roof. Heating is via an oil-fired boiler to radiators throughout and hot water via tank in the airing cupboard. Double-glazed UPVC doors and windows throughout. Electrics are via RCD consumer unit.

GREAT OAKLEY

The village of Great Oakley is conveniently situated within a 10 minute drive of the seaside town of Harwich, 15 minutes to Manningtree mainline station and 20 Minutes to the centre of Colchester. The village benefits from a Pre-school and Primary school, a village hall, a playground/ park and a well regarded football ground and facilities. Little Oakley also has 2 well esteemed pubs, Ye Olde Cherry Tree and The Maybush Inn.

SERVICES

heating via an oil fired boiler, mains water, electricity, drainage and broadband are connected to the property. Local Authority Tendering District Council - 01255 686868 Council Tax Band – E – Energy Performance Rating – TBC –





ACCOMMODATION over two floors, highly flexible and configurable to a family's needs.

On the first floor:

BEDROOM ONE 14'08 x 13'09 dual aspect windows to the front (East) with views over open countryside and winter views over the Walton Backwaters, and side (South), this charming spacious room benefits from light, panelling and a door through to the:

EN-SUITE SHOWER ROOM 6'06 x 5'01 high level opaque window (North), travertine tiled floor, shower cubicle and wash basin surround. Walk-in shower with screen and rainfall head, w/c, stone wash basin inset into oak unit, heated towel rail, extractor fan and recessed ceiling lights.

BEDROOM TWO 12'08 x 11'05 window to the side (South) overlooking the garden, built in wardrobes to the full width of the opposite side providing extensive storage, door through to the:

EN-SUITE SHOWER ROOM 6'06 x 5'01 opaque window to the side (North), contemporary tiled floor, shower walls and basin surround, composite shower tray with glazed screen and rainfall head. Marbled wash basin over oak unit, heated towel rail, w/c, recessed ceiling lights and extractor fan.

FAMILY BATHROOM 10'01 x 5'04 freestanding roll-top bath with central taps, inset wall mounted TV, extensive vanity unit with storage space, concealed cistern w/c and inset wash basin. Oak flooring, heated towel rail, extractor fan and recessed ceiling lights.

NURSERY/ BEDROOM FIVE/STUDY 8'05 x 5'04 window to the rear (West) overlooking the garden and terrace. Currently configured as an office space but with scope to be utilised as a charming nursery.

BEDROOM THREE 16'06 x 10'02 triple aspect room with windows to the front (East), side (South) and rear (West), wood flooring. Currently configured as a spacious sewing room.

BEDROOM FOUR 11'11 x 9'00 window to the rear (West) overlooking the garden, built-in wardrobe. A double bedroom with room to spare.





LANDING 12'07 x 10'06 (incl-stairwell) windows to the front fill the space with light and provide views over open fields towards the Walton Backwaters, doors to first floor rooms, loft access and airing cupboard. Stairs descend through 180 degrees to the ground floor:

ENTRANCE from the lavender flanked brick paved front path through a charming porch and secure solid oak door into the:

HALL 7'11 x 8'04 window to the front, oak flooring, under-stairs storage, door to the well appointed

CLOAKROOM with hand basin, w/c, recessed ceiling lights and extractor fan. Further doors to the Dining/Playroom and:

DRAWING ROOM 17'06 x 16'02 triple aspect room in a quiet part of the house, windows to the front and rear along with French doors to the garden, central feature inglenook style brick fireplace over a tiled hearth with oak mantle.

DINING/PLAYROOM 14'11 x 14'08 bay window to the front with window seat, small window to the side, doors to the study and kitchen. This spacious room adjacent the hall and kitchen is highly adaptable with scope for other uses, currently a large dining room within the heart of the house.

DOUBLE GARAGE 19'01 x 18'05 windows to the rear and side with further part glazed personal door from the garden, electric roller door of double width to the front opens onto the parking area accessed via an archway from the front of the property. Power and light connected to this highly usable space.

STUDY 8'04 x 5'04 window to the rear, a particularly well presented study with bespoke built-in shelving and workspace to two sides over panelled wall behind.

KITCHEN 15'07 x 14'07 window to the side overlooking the garden terrace and glazed doors flanked by glazed panels into the garden room. This well appointed farmhouse style kitchen benefits from a range of wall and base units to two sides containing extensive storage space and provision for a built-in dishwasher, fridge, freezer and space for the Rangemaster oven and hob. Central island unit under a granite work top provides excellent preparation space and a breakfast bar, oak work surfaces to the sides and corrian surface with inset sink and drainage grooves. Tiled floor throughout extends into the:





UTILITY ROOM 8'09 x 5'09 extensive oak work surface to three sides with inset butler sink to the rear, units under provide further storage space and provision for the built in washing machine. Wall mounted oil boiler, further wall units and full height cupboard to the side. Extractor fan.

GARDEN ROOM 12'04 x 11'03 a stunning space glazed to three sides and with a lantern style glazed roof surrounded by recessed down lights. An oak sill wraps around the room defining the low wall from the glazing above, oak flooring and French doors open out onto the terrace and garden beyond.

The garden enjoys a Westerly aspect and sunshine throughout the majority of the day but always offering shaded spaces as required.

GARDEN over the vendors twenty plus years at Barley Lodge the garden has been maintained and enhanced to present the stunning space available today. Immediately to the side of the garden room, an area of terrace flanked by box hedging provides a sheltered dining area. This gives way to a well maintained lawn with borders stocked with an abundance of climbing and flowering plants, the climbing plants over pergola to the side are particularly charming. Festoon lighting across the terrace. Across a brick path to the garage the garden presents further lawn and formal space with extensively planted borders and beds interspersed with mature specimen trees, roses, lavender, daisies, hydrangeas, eucalyptus and shrubs. Along with covered seating areas, a circular brick pathway defines the next step of the garden. The garden is lit by an extensive array of integrated lights illuminating the space brilliantly.



Over a brick base, the greenhouse, of wooden construction with venting windows and internal benches, is well stocked and benefits from power and light. Shed to the side and further terraced area taking in an Easterly aspect for morning sunshine. Screened oil tank. Four raised sleeper beds are stocked with a range of vegetables from rhubarb to sweet peas and more, the front boundary is defined by a secure fence and personal gate

To the side of the garage a lean-to/ potting shed 6'10 x 6'04 and covered area provide useful storage and a quiet covered seating area. Composting bins to the side.

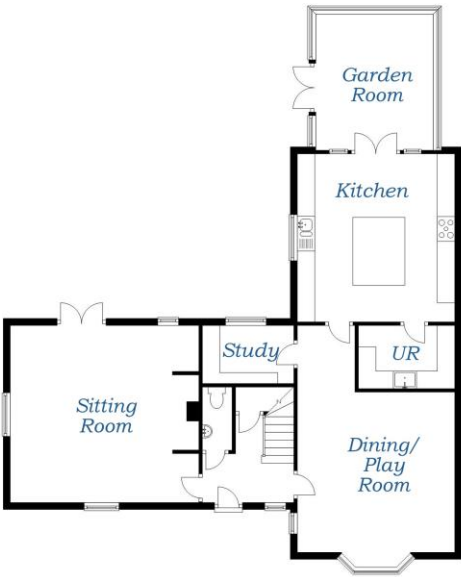
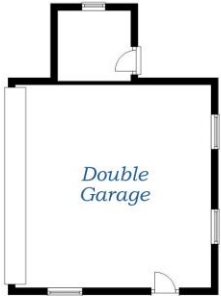
The front garden is well maintained and laid to lawn with mature shrubs and plants interspersing the front elevation of the property. Private driveway to the front is well tended on both sides and provides a charming and secluded entrance from Farm Road to this wonderful property.



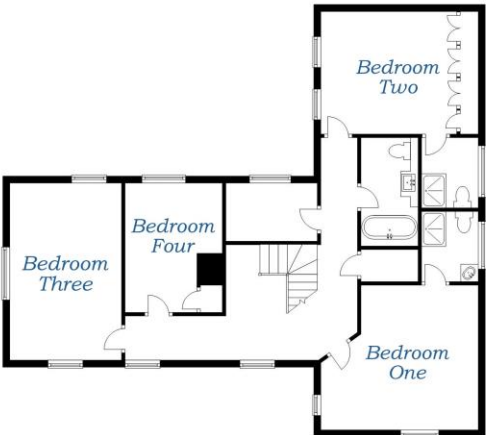




Grier & Partners - 2023



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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 are 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