



EH

EXQUISITE
HOME

TIMELESS APPEAL

Situated in the pretty village of Frating and nestled on a quiet road is this charming, detached home constructed in a traditional Essex style. Beautifully appointed, it has been thoughtfully designed with a light filled interior offering well proportioned rooms and finished to the very highest standard.





Built to the current owners' specifications and completed in 2016, the property is a beautiful and bespoke modern home that oozes traditional warmth and charm. Entering into the main hall, there is an immediate sense of space and character, with stone flooring and wood accent features. The first doors open into a study on the right and a ground floor bedroom on the left. The bedroom includes an en-suite shower room, and the position of this bedroom on the ground floor makes this the ideal space for older relatives, opening up the possibilities for multi-generational living. Additionally, the bedroom could make an ideal second sitting room, office or play room. Next, the hallway leads into the cosy sitting room, where the electric fire nestled into the traditional fireplace surround makes a lovely centrepiece that, according to the owners, is 'just right for making the room really cosy with that added touch of warmth.' Double doors at the end of the sitting room open through into the bright kitchen/dining room, creating an open-plan layout for the main ground floor living areas. This stunning room is particularly special, with two sets of bi-fold doors opening out onto the large terrace patio and garden and a lantern-style skylight that allows sunlight to flood through this space. The dining area leads to the stylish and well appointed kitchen, and the layout of this space has certainly been one of the current owners' favourite aspects of the property. 'It's ideal for family living and really useful for parties, because you can be in the kitchen cooking and still interact with everyone at the same time.' They add, 'we especially love the AGA cooker, which has been a real feature in this proper family kitchen.' The bespoke kitchen units are a modern but traditional 'shaker style' with treated wooden worktops, a style that is perfectly in-keeping with the design and feel of the property. Integrated within the units are a number of appliances, including a dishwasher, full-height fridge and freezer and a four-burner induction hob in the island unit. The kitchen leads back into the main hallway, where there is a useful utility room with a door to the side garden. The property's real "wow" feature has to be the addition of a large basement, currently in use as a games room but which could suit a number of different purposes, ranging anywhere from a home gym or studio to a home cinema, play room or larger office space. The current owners have enjoyed entertaining guests here, and it's certainly a rarity to have such a versatile and useful space..

Three large bedrooms are found on the first floor, all of which have been designed to have individual character and charm, but which also function perfectly for the modern family. The principal bedroom suite is truly luxurious, with tall vaulted ceilings and Velux windows that allow plenty of light to fill the large space. Double doors open onto a Juliet balcony looking out to the rear, and the current owner remarks that the view outside the doors is both completely private, and that the west-facing aspect makes this the perfect spot to observe some beautiful sunsets. There are two further double bedrooms on this floor which both enjoy ample walk-in wardrobes and share the use of a stylish family bathroom, where the centrepiece has to be the gorgeous, traditional roll-top bath.



Beautifully Appointed



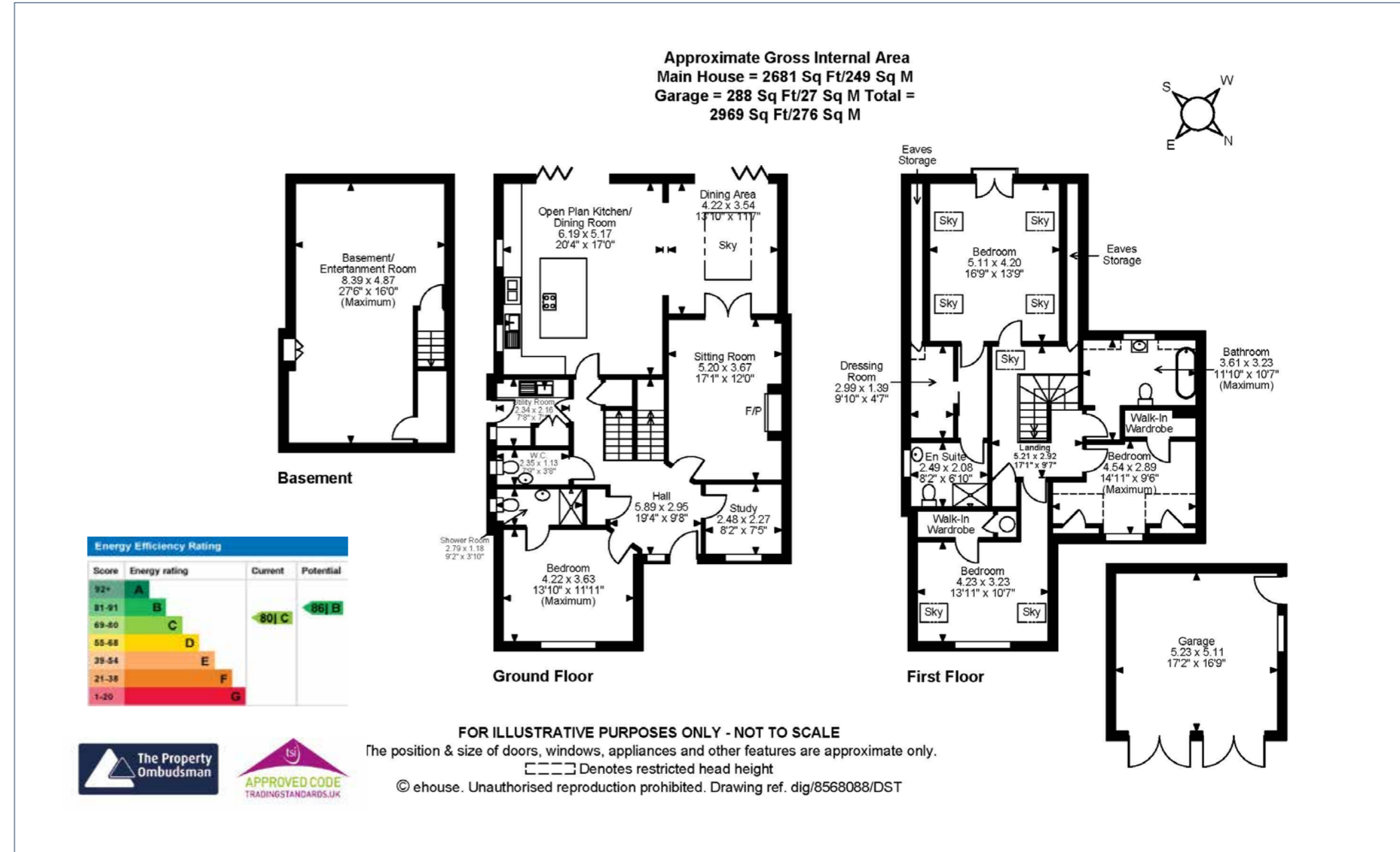
“The property is a beautiful and bespoke modern home that oozes traditional warmth and charm....”



LOCATION

The house benefits from a large garden to the rear that is mostly laid to lawn and offers plenty of opportunity for the green-fingered to come and create the garden oasis of their dreams. Running the length of the rear of the house is a large stone patio with space to create an al-fresco dining area and a seating area under the modern pergola. The lawn is bordered by fencing and hedging, making the space safe for children and pets, and leads to a large detached garage at the rear which benefits from an electricity connection and provides additional car parking space.

The village of Frating is a small community which the current owners describe as 'quiet and peaceful, with really nice pubs on your doorstep and surrounded by fields and footpaths perfect for walking the dog.' The village lies approximately five miles to the east of Colchester, with particularly easy access to the A120 and A12 road networks. Colchester is England's oldest city and an extremely popular destination for families who are particularly drawn to the area's outstanding provision for state and private education, with the Colchester girls' and boys' grammar schools regularly listing amongst the top secondary schools in the country. The location of the village is also convenient for regular travel into London, with the stations at either Colchester or nearby Great Bentley offering direct services to London's Liverpool Street with a journey time of around an hour. The property's location is also ideal for enjoying the glorious Essex coast between the Stour and Blackwater estuaries, with its wealth of sandy beaches, nature reserves and inland waterways.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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