

EH

EXQUISITE
HOME



A HOME IN HARMONY

To the north of Colchester and encompassing parts of both Essex and Suffolk is the Dedham Vale AONB. Stunningly beautiful, unspoiled and dotted with pretty villages, this part of East Anglia is known as Constable Country. Many of its residents choose to live in this rural idyll safe in the knowledge that transport links to London and the rest of the country are excellent. The A12 runs north to Lowestoft and south to Colchester, Chelmsford and London and there are regular fast trains into London Liverpool Street. Colchester, with its historic Dutch Quarter, long military history and the distinction of being the UK's oldest recorded town, has every amenity anyone could want and is the main settlement in this area.





Located just over six miles north of Colchester is the pretty little village of Boxted. On the edge of the Dedham Vale AONB, it sits in stunning open countryside. Steeped in history, the oldest private dwelling in the county can be found here and there is a village hall and a primary school. On an extremely quiet road is this delightful detached house, built eighteen years ago. The present owners bought it seven years ago, attracted by its wonderful location. Since moving in, they have redecorated throughout, put in new bathrooms and double glazing and built a smart cabin in the rear garden. To the front is a spacious gravel area with enough room to park at least five cars. The front door leads into the welcoming entrance hallway with its wooden floor and to the left is the light and airy lounge. Dominated by a beautiful brick fireplace with stone mantelpiece and a wood burner, it has a pair of French doors opening straight out on to the garden and is an absolutely beautiful room. The owners love to sit there in the evenings, reading, watching television or simply enjoying the view.

To the right is the stunning kitchen and breakfast room. With cream cabinets handmade by Churchill Brothers, granite worktops, a bespoke Rayburn in an inglenook tiled in blue, a tiled floor, integrated dishwasher and refuse system and microwave, it is an intelligently designed space ideal for family meals and entertaining. Natural light pours in through the skylight and the double doors to the garden. The cupboard and table in the dining area are both painted in Farrow and Ball's Siskin Blue. The beautifully made dining nook can extend to seat up to eight people, making this part of the house extremely sociable with good flow. The ground floor accommodation is completed by a smart modern cloakroom.



"The whole house is filled with light and beautifully appointed..."

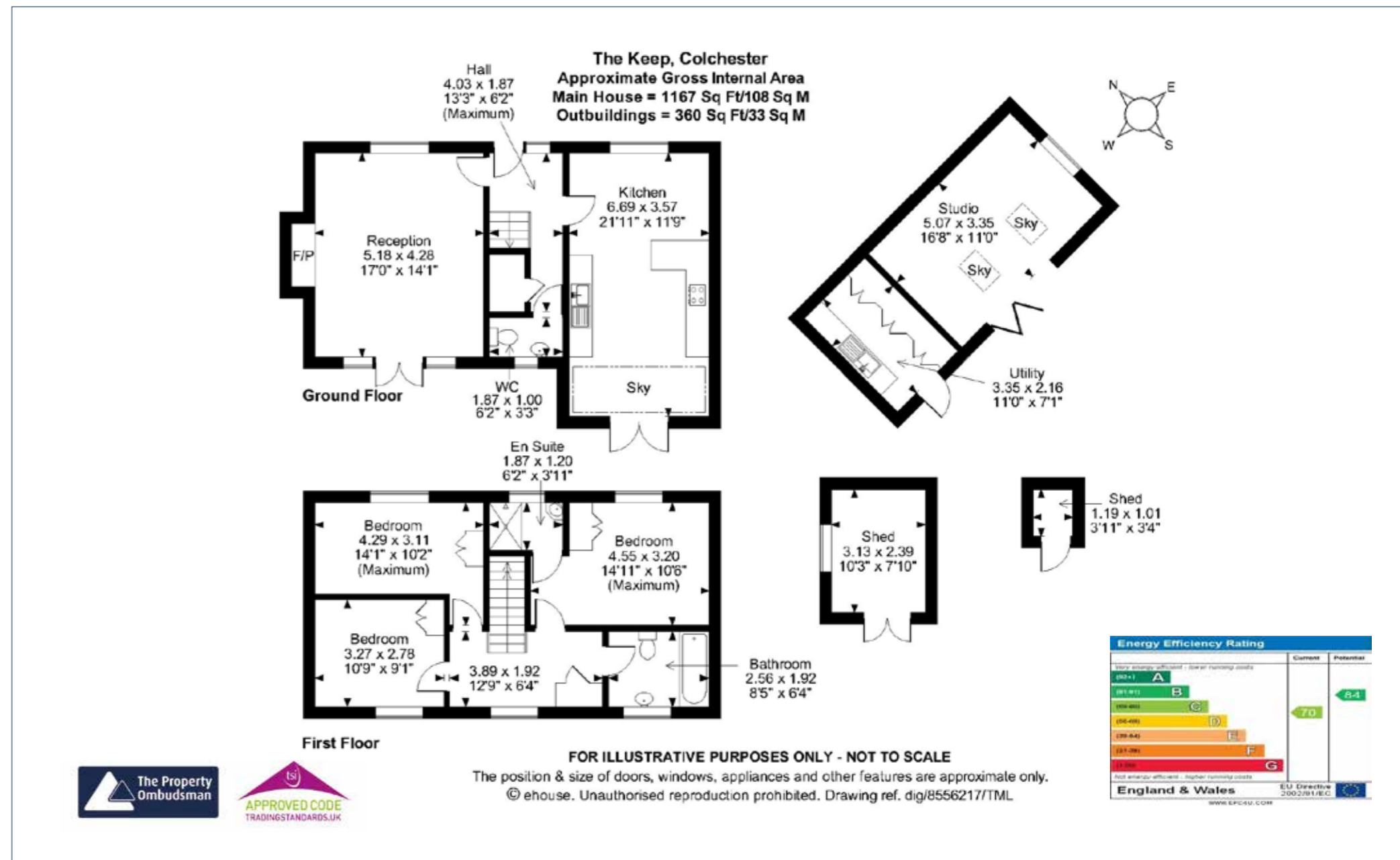


On the first floor, the airy principal bedroom benefits from handmade fitted wardrobes made by Churchill Brothers. Fitted wardrobes by this company can be found in all the bedrooms. The principal bedroom also has a sleek en suite shower room with walk in shower and a chrome towel heater. The second and third bedrooms are good sized doubles with fitted wardrobes and lovely views over the countryside. The three piece family bathroom has a bath and is the ideal size for any family configuration.

LOCATION

The property sits within a plot of approximately quarter of an acre and the south facing garden was completely landscaped around four years ago, it is a perfect example of intelligent planting and layout united with practicality and beauty. There is a smart flagstone patio to the rear of the house, covered with a pergola over which scrambles a fruitful grapevine. The secluded seating area with its dappled shade is the perfect place to sit and enjoy a chilled glass of white wine, a morning coffee or simply to gaze out over the garden. The rest of the garden is laid to lawn, with a path running enticingly down to the two sheds. Planting is bold and vibrant with plenty of colourful perennials, shrubs and trees to give shade and texture to this lovely area.

There is a greenhouse for those who enjoy cultivating plants and the owners built a very smart garden cabin in which they spend much of their time. Painted in Farrow and Ball's Elephant's Breath, the stunning dual aspect reception room has bi fold doors which open up completely to allow the outside in. The owners love to read, watch TV and relax in this remarkable space which has a crisp, contemporary interior with unparalleled views. Next door is the utility room with a sink, cupboards, plumbing for a washing machine and smart grey tiles. The neighbours are all extremely friendly and there is a real sense of community in the village. There is a very well-regarded local butcher just a mile away, a small Co-op, a larger Tesco and a village shop at nearby Great Horkesley. Boxted is peaceful and rural, but not cut off. There is a primary school in the village and another one in nearby Langham. Many schools and amenities can be found in Colchester and its proximity to Boxted adds very much to its popularity as a community.



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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