



The Old Vicarage

Tolleshunt D'arcy Road | Tolleshunt Major | CM9 8LN

FINE & COUNTRY

SELLER INSIGHT

“ We have owned The Old Vicarage for three years and have loved our time here. The village is incredibly welcoming and friendly, with people helping each other out when needed. The village hall and local residents often organize get-togethers in the summer and the monthly farmers market held at the Bell Inn pub is a nice way to support local businesses and catch up with people. The village is small enough to be incredibly safe for children, and there are plenty of family-friendly activities and events to enjoy, such as the annual bonfire night fireworks party and Christmas market. The local schools are excellent, and there is a strong sense of community amongst families in the area.

As soon as we saw the house, we fell in love with it. We looked at a vast number of potential properties and none of them came close. We were drawn to the beautiful character and history of the house, the ample outdoor spaces and the gardens which provide tranquillity and a home to an array of wildlife. The size, location and warmth were all bonuses. It really is a home that ticked all the boxes.

The Old Vicarage is Grade II listed thanks to its unique construction and heritage, including Regency style architecture, period sash windows, handmade red clay tiles and parapet walls. Once the home of the local parish vicar, the property has a fascinating history dating back to the early 1700s. Over the years, the original vicarage was extended, with the current footprint likely dating to the Victorian era. The house has been carefully maintained and updated by previous owners to showcase its heritage. Since we've owned the house, we have undertaken extensive restoration work to the flank wall around the front door. We have also redecorated a number of rooms, updated decor and installed a polytunnel and planting beds to create our own kitchen garden. We have spent a great deal of time tending to the mature gardens coppicing various trees and shrubs.

We're proud of the work we have done in the garden; maintaining, improving and expanding it has enabled us to grow our own produce and enjoy the fruits of our labour. In the spring and summer, we love unwinding in the sun room, taking in the gardens and wildlife. The plants have been carefully planted and timed so there are flowers blossoming all year round, with everything currently starting to bloom, flooding the garden with life and colour. The garden also benefits from a greenhouse, workshop, log store and two summer houses.

We have fond memories hosting garden parties and barbecues with friends and family. With huge amounts of space between the house, garden and parking, it's been a great hub for family get-togethers and impromptu gatherings. Whilst the front room with its log burner is incredibly cosy in the winter. The clear skies at night are also something we really value as we didn't realize how much we missed it while living in the city.

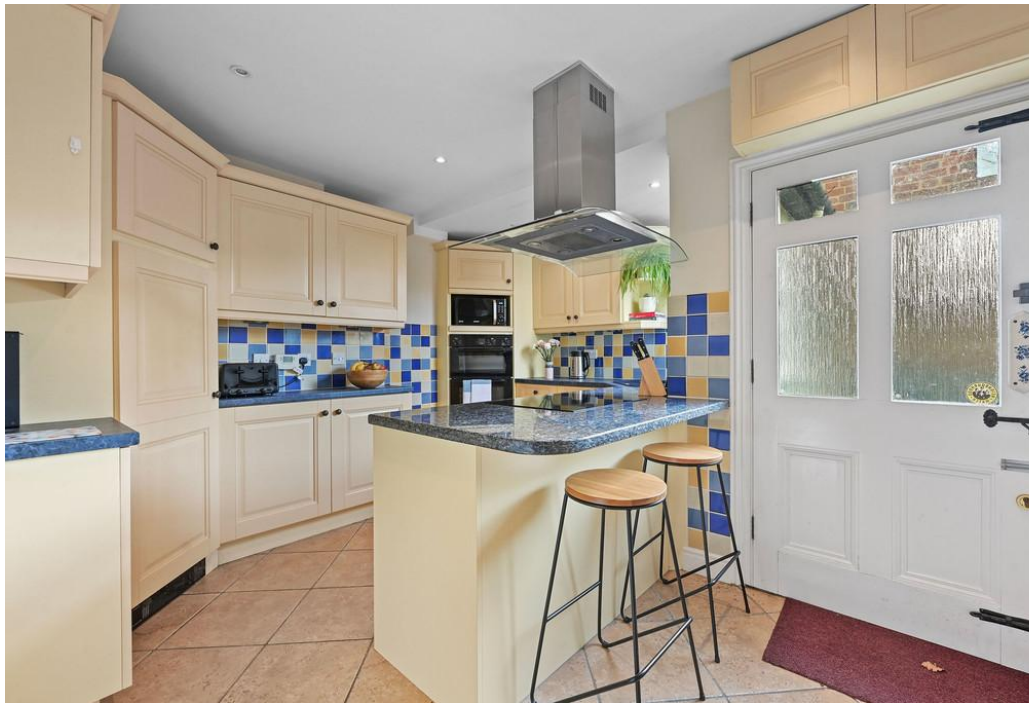
The local area offers a perfect balance of peace and tranquillity, with easy reach of amenities and attractions. There is much history nearby and endless nature reserves to visit. We will miss the cycling routes and country walks right on the doorstep. We have also enjoyed the array of restaurants, pubs, and entertainment in the surrounding villages and towns.

The convenience of commuting is one of the best things about The Old Vicarage. Door to door, you can be at Liverpool Street station in 1 hour, which always amazes people as that's the duration of many commutes on the London Underground. There are trains to London every 10 minutes and further afield which offer easy commutes to nearby towns, cities and the coast. It really does give you the best of both worlds - working in nearby cities, whilst still having the calm countryside to come home to.

It's with heavy hearts that we've decided to move on from The Old Vicarage, due to a work relocation. We know that whoever buys this beautiful home will be incredibly happy here, just as we've been. Whether they're looking for the peacefulness of the countryside, an historic character property, or more outdoor space to improve work/life balance. The house is perfect for raising a family or for those looking for a tranquil location.

* 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, should not be relied on without verification and do not necessarily reflect the views of the agent.









STEP INSIDE

The Old Vicarage

This charming Grade II listed former vicarage is a timber-framed property dating back to the early 1700s. It is located in the sought-after village of Tolleshunt Major and sits on a 0.6-acre plot STS, offering stunning views of the surrounding fields. The exterior features a combination of red brick and render elevations, adding to its appeal.

Upon entering the property, you will find an inviting entrance hallway that provides access to four reception rooms. The study leads to an elegant sun room, which overlooks the beautifully landscaped garden. The study, formal dining room and front room are all adorned with large sash windows and open fireplaces, maintaining the character of the former vicarage.

Moving to the first floor, you will discover four spacious double bedrooms. The principal bedroom benefits from an en-suite bathroom, while the remaining bedrooms are served by a family bathroom.

Outside, the property offers a picturesque garden that will delight any gardening enthusiast. The garden is set up to grow your own produce, complete with a kitchen garden, herb garden, greenhouse, and polytunnel. There are also lots of mature fruit trees in the garden, including pears, apples, figs, and mulberries. The sculpted rose beds are another attractive feature that adds charm to the garden.

The property also boasts a double drive with ample off-street parking for four cars and convenient "in-and-out" access through double gates on either side.

Tolleshunt Major is a highly sought-after village known for its picturesque charm and tranquil atmosphere. In addition to beautiful countryside walks, the area is popular for cycling routes and is located close to sailing clubs and golf courses. The village is also home to The Bell Inn, a great pub that is just a 2-minute walk away. Nearby Heybridge and Tiptree offer local shops for convenience.

Overall, Tolleshunt Major offers a tranquil and picturesque setting, combined with convenient access to amenities and nearby attractions. It is a place where residents can truly enjoy the best of both worlds – the beauty of rural living and the comfort of modern conveniences.





STEP OUTSIDE

The Old Vicarage

Tolleshunt Major is a highly sought-after village known for its picturesque charm and tranquil atmosphere. Nestled amidst stunning countryside, this idyllic location offers residents a peaceful and serene lifestyle.

The village is situated in a scenic setting, with breath-taking views of fields and green landscapes. It is the perfect escape from the hustle and bustle of city life, providing a haven of tranquillity for those seeking a slower pace of living.

Tolleshunt Major boasts an array of beautiful countryside walks, allowing residents to explore and appreciate the natural beauty of the surrounding area. Whether it's a leisurely stroll or a more adventurous hike, there is something for everyone to enjoy.

For those who appreciate locally sourced produce, there is a charming farm shop in the village. Here, residents can find a variety of fresh and organic products, supporting local farmers and artisans.

The neighbouring village of Tolleshunt D'Arcy is also home to the St. Nicholas CofE Primary School, providing convenient access to education for families with young

children. Additionally, the nearby town of Tiptree offers further amenities, including shops, restaurants, and other essential services. Maldon, a vibrant town rich in history and culture, is just a short distance away. Here, residents can explore the charming streets, visit local shops and boutiques, and indulge in the town's renowned seafood.

offerings. Maldon also provides various entertainment options, including theatres, galleries, and recreational facilities.

For those who require mainline rail services, Witham train station is approximately 7 miles away/15 minutes away. Witham train station offers a 45-minute train ride into London Liverpool Street, with services every 10 minutes.

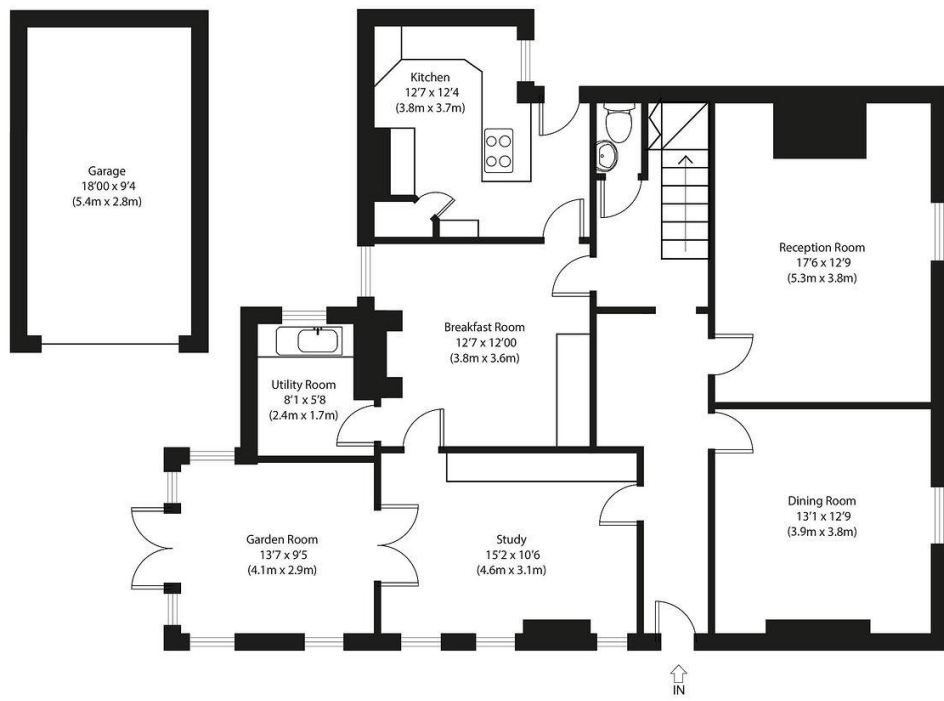
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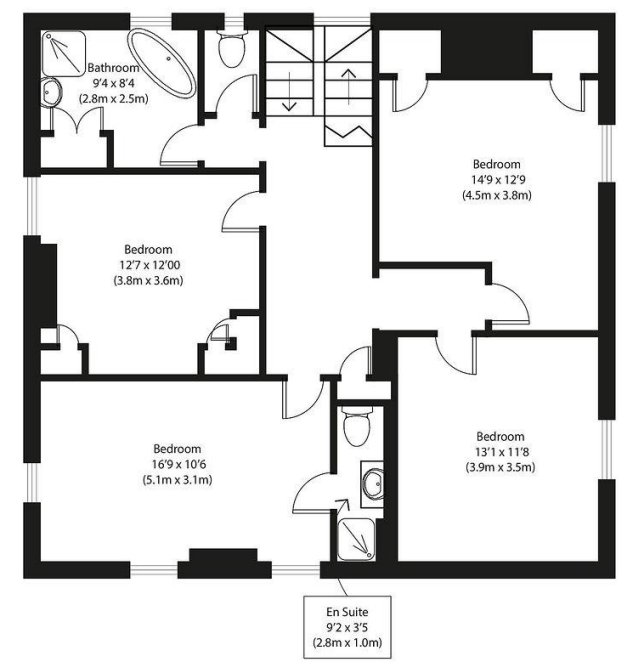


Approximate Gross Internal Area
Main House 2215 sq ft (206 sq m)
Garage 170 sq ft (16 sq m)
Total 2385 sq ft (222 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.gphotos.co.uk



Ground Floor



First Floor

Agents notes: All measurements are approximate and for general guidance only and 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 it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2020 Fine & Country Ltd.





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