



Flatford Lane, Colchester, Suffolk, CO7 6UN - Asking Price Of £1,495,000

This five bedroom family home enjoys unrivalled views over the Dedham Vale some of the very best in East Bergholt with its West facing balcony and orangery granting year round enjoyment of the views, stunning sunsets and big sky's Suffolk and Essex are famous for. Gardens of just under an acre wrap around the property on all sides. Internally the well presented, spacious open plan living space is perfect for entertaining and family life.



Property Description

DIRECTIONS

from the centre of East Bergholt, follow The Street past St Marys church on the left hand side, onto Rectory Hill and just past Oranges and Lemons café/shop turn right onto Flatford Lane. The property can be found after half a mile on the left hand side via a gated entrance.

INFORMATION

completed in early 2002 of brick and block cavity construction under a tiled roof with brick elevations. This substantial home was constructed to a high standard throughout with the build often going over and above to achieve an excellent finish, features such as the block and beam concrete first floor are indicative of the attention to detail shown in the original build. Subsequently the property has been well maintained with the fitment of a modern kitchen and a number of new bathrooms. Heating is via an oil fired boiler to radiators throughout via large mains pressure tank. Electric via modern RCD consumer unit and drainage to a private Klargest system. Fibre broadband is available to the property.

EAST BERGHOLT

has the benefit of a good range of local facilities including a general store and post office, baker, chemist, GP surgery and medical centre. Parish, Congregational Churches and many local associations. The village provides educational facilities from pre-school age to GCSE, sixth form colleges in Colchester and Ipswich. There are several independent schools in both nearby towns and throughout the area. A12 links to the M25 and A14. Regional Airport is Stansted, approximately an hour by car. There is a mainline railway station in Manningtree, with a journey time of around an hour to London Liverpool Street. The village is famous for its historical connections with John Constable RA, and the landscape he painted is still very much the same today. From the village there are numerous footpaths giving direct access into this Area of Outstanding Natural Beauty. The village benefits from a great sense of community and offers attractions for every age demographic.





SERVICES

mains water, electric and fibre broadband are available to the property. Council Tax Band – G – Energy Performance Rating - D

ADDITIONAL NOTES

This family home with quite unrivalled views of the beautiful Dedham Vale and Stour Valley - the best from any property in the area. To make the most of its stunning location, the house has been designed with an upstairs conservatory and balcony. Not only does this create an all-season vantage point, it also floods the entire house with the light and big skies for which Dedham Vale is so famous, providing the inspiration for John Constable's revolutionary paintings of the countryside. The house is just a few hundred metres up the hill from Flatford Mill, the scene of his most famous pictures. The house's balcony is one of the few places you can take in both of the great churches at Dedham and Stratford St Mary in one sweep of vision. The house also offers the opportunity enjoy this quintessentially English scenery without leaving your bed, as it provides the same spectacular views from the master bedrooms.



THE ACCOMMODATION

over two storeys with an abundance of space and flexibility, on the first floor:

PRINCIPAL BEDROOM SUITE

15'85 x 15'70 dual aspect with windows to the front (West) taking in views directly over the Dedham Vale from this elevated position, further window to the side (South) and doors into the:

EN-SUITE

12'33 x 8'66 with opaque glazed windows to the rear (East) and side (South). This stunning room benefits from a tiled floor and walls to ceiling height, oversize glazed walk in shower, cantilevered wash basin, w/c, heated towel rail, underfloor heating and wonderful freestanding oval bath with floor mount taps to the side, a wonderful space.



DRESSING ROOM

12'40 x 6'82 window to the rear (East), recessed ceiling lights, loft access and freestanding wardrobes to three sides, a highly useful dressing room.

LANDING ORANGERY

16'55 x 12'21 this remarkable glazed room with oak flooring, on the first floor opens onto a balcony via double glazed doors and takes in quite remarkable open views over the Stour Valley towards Dedham, the Westerly aspect ensures this space enjoys magnificent sunsets and sunshine late into the evenings. Glazed with double doors opening back onto the Landing, with doors to:

BEDROOM TWO

15'82 x 11'75 dual aspect windows to the rear (East) and side (North) both taking in views over the garden, loft access and door through into the:

EN-SUITE SHOWER ROOM

10'27 x 9'25 window to the rear (East), walk in glazed corner shower, cantilevered wash basin, tiled walls to the shower and side, heated towel rail, w/c and oak effect flooring.

FAMILY BATHROOM

9'30 x 6'99 opaque window to the side (North), tiled floor and walls to ceiling height, inset panel bath to the side, inset recessed shower with mosaic tiled walls, heated towel rail, wash basin inset to vanity unit and w/c.

BEDROOM THREE

16'36 x 15'80 dual aspect with window to the front (West) offering stunning views over the valley and window to the side (North) overlooking the garden, oak flooring and ample space for king-size bed and multiple wardrobes.

LANDING

16'44 x 9'74 this light and bright space offers views through the orangery out over the Stour Valley. The galleried landing benefits from a sizeable storage room and a laundry room (9'91 x 5'93), containing the mains pressure hot water cylinder. Bifurcated staircase descend turn and combine down to the ground floor:

ENTRANCE HALL

16'52 x 13'79 entrance via a part glazed door from the front terrace and path leading from Flatford Lane, this welcoming space with oak flooring and windows to the front flanking the door, forms a central hub of this charming property from which the extensive ground floor can be accessed. Part glazed double doors open into the:

SITTING ROOM

18'18 x 15'89 triple aspect with windows to the front and sides, this light and welcoming room focuses on an open fireplace with sandstone surround and hearth.

STUDY

12'41 x 9'71 window to the side overlooking the garden, a quiet workspace or play/cinema room if required.

BEDROOM FOUR

15'77 x 11'57 dual aspect with window to the rear and glazed double doors out onto the terrace and garden, a sizeable ground floor bedroom bringing great flexibility to the property, door to the:

EN-SUITE

9'60 x 7'96 opaque window to the rear, tiled floor and walls, inset bath, corner shower, w/c and wash basin inset to marble surface over vanity unit, heated towel rail and extractor fan.







SNUG

15'71 x 10'58 bright room with oak flooring, windows to the front and side and glazed double doors from the hallway and into the:

KITCHEN

17'52 x 15'74 window to the rear and limestone flooring, this striking and stylish kitchen benefits from shaker style wall, base and full height units to three sides surrounding a central island, providing extensive storage space and provision for the integrated eye level double oven, dishwasher, pull out bin, larder units and microwave. The quartz work surface extends to two sides with under-mount dual sinks and on the large island a five ring electric hob with extractor fan over. Upright radiator, space and plumbing for an American style fridge/ freezer and open plan via a large opening into the:



DINING ROOM

14'20 x 11'05 dual aspect windows to the side and rear and glazed double doors to the front West facing terrace. Travertine floor tiles extend from the kitchen into this wonderful entertaining space.

REAR HALL

from the entrance hall with tiled floor and double doors to the large broom cupboard complete with light and shelving, the rear hall opens into the:

UTILITY ROOM

15'03 x 8'08 glazed rear door and window to the side, this highly useful space, benefits from a continuation of the shaker style wall and base units for, the kitchen providing extensive storage space along with space and plumbing for washing machine and tumble dryer. Quartz work surfaces with under mount butler style sink, wall mounted RCD dual consumer units.

CLOAKROOM

with opaque window to the rear, w/c and wall recessed wash basin. This space opens via doorway into the:





BOOT ROOM

and L shape space a maximum of 18'11 long and 9'12 wide providing within the space an under stairs w/c with extractor fan, run of built in storage cupboards, floor mounted oil fired boiler, wine rack, door to the garage and stairs that turn and ascend to the first floor. Window and Stable door from the side parking area.

BEDROOM FIVE

22'14 x 10'02 (median height) velux opening windows to the side (South) and opposing side (East) overlooking the garden.

DOUBLE GARAGE

18'22 x 18'25 dual up and over doors from the driveway, extensive racking and storage space, power and light connected and internal locking door through into the boot room. External power points to the front.

OUTSIDE

the property is surrounded by delightful gardens in total some half an acre, which wrap around to all sides and provide a delightful setting for the house. To the front a mature hedge screens the house from Flatford Lane with two gated entrances for vehicular and pedestrian access. The pedestrian access leads to a brick paved large veranda leading to the front door, further area of terrace is located just outside of the dining room and enjoys evening sunshine.

To the rear and side the garden is landscaped to maximise both lawn space and to create the large sunken area of terrace with ample space for outside dining. Well stocked raised beds to the edges of the terrace are filled with an abundance of flowering plants and the remainder of the garden benefits from an array of mature specimen trees and shrubs.

To the rear of the property the driveway sweeps around to meet the double garage and provide ample parking space for a number of vehicles. Further practical spaces for trailer parking and an area of terrace under the kitchen window takes in the morning sunshine.

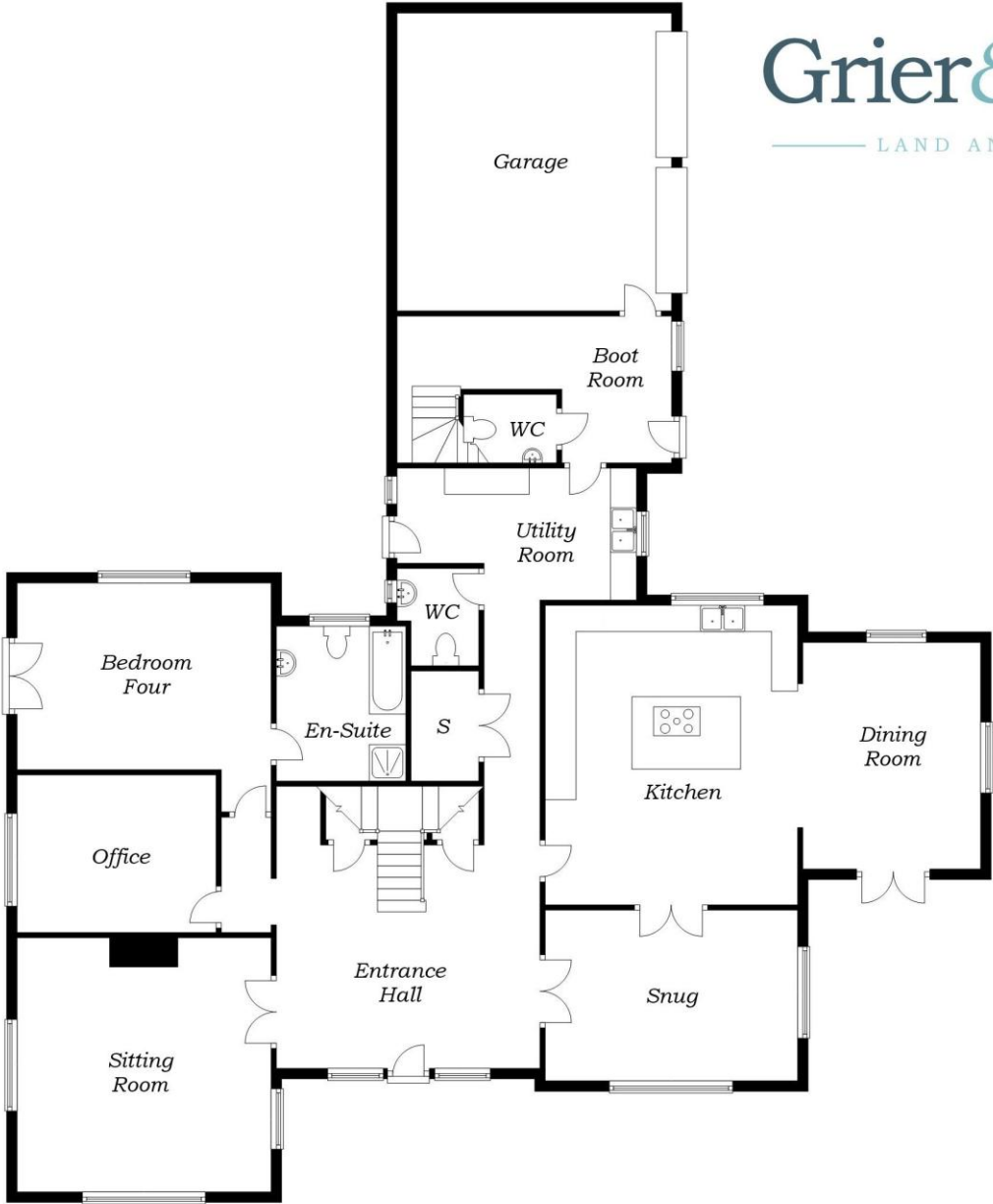






Grier & Partners

LAND AND ESTATE AGENTS



Grier & Partners

LAND AND ESTATE AGENTS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

The Old Shop, The Street, East
Bergholt, Colchester, Essex, CO7
6TF

www.grierandpartners.co.uk
01206 299222
enquiries@grierandpartners.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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