



EH

EXQUISITE
HOME

Perfectly Placed...

This handsome detached house thought to have been constructed in the 1950s is a spacious and much-loved family home. The present owners bought it in 1994 when their children were young, attracted by the large and beautiful back garden and the five bedrooms which gave them enough space for a bedroom each and a home office. Since moving in, they have improved and maintained the house and grounds, building a delightful raised garden area and planting shrubs and bushes with an eye to colour and texture. When they moved in, the owners hung a swing from the largest tree in the back garden and the walls of this house are simply soaked in happy family memories. There is parking for at least two cars on the drive and a large integrated garage with power and light. The front garden is mainly laid to lawn with mature bushes and shrubs, adding very greatly to its attractive prospect. A thriving climbing perennial with creamy white flowers in summertime and glowing red berries in the winter scrambles over the porch.

The entrance hallway with its wooden floor is light and inviting. To the left is the large and spacious lounge which the previous owner turned into an open plan space from the two original reception rooms. Natural light streams through the bay window which looks out over the front garden. A pair of double doors leads into the sun room which was originally the music room for the family. When the owner's children were young, they would return from school and run straight out into the garden from the sun room, enjoying the safe surroundings of the garden. This is the perfect place to sit and have coffee with friends, read a book while enjoying the garden views or simply relax and soak up the sunshine. The compact kitchen leads from the end of the hall. With its white units and well planned storage, it has plenty of potential and if desired could be replaced and modernised.

The staircase rises to the first floor landing from which radiate five bedrooms and the family bathroom. The principal bedroom is flooded with natural light streaming through the large bay window and benefits from built in mirrored wardrobes. Next door, the second bedroom, wooden floored, as all but the principal bedroom are, is a good sized double. The third and fourth bedrooms are small doubles and benefit from built in wardrobes. The fifth bedroom has always been used as an office, ideal for those who have to work from home. However, as a single room, it could equally be converted into a nursery, playroom or hobby room. The three piece family bathroom with bath is simple and clean, painted in white.

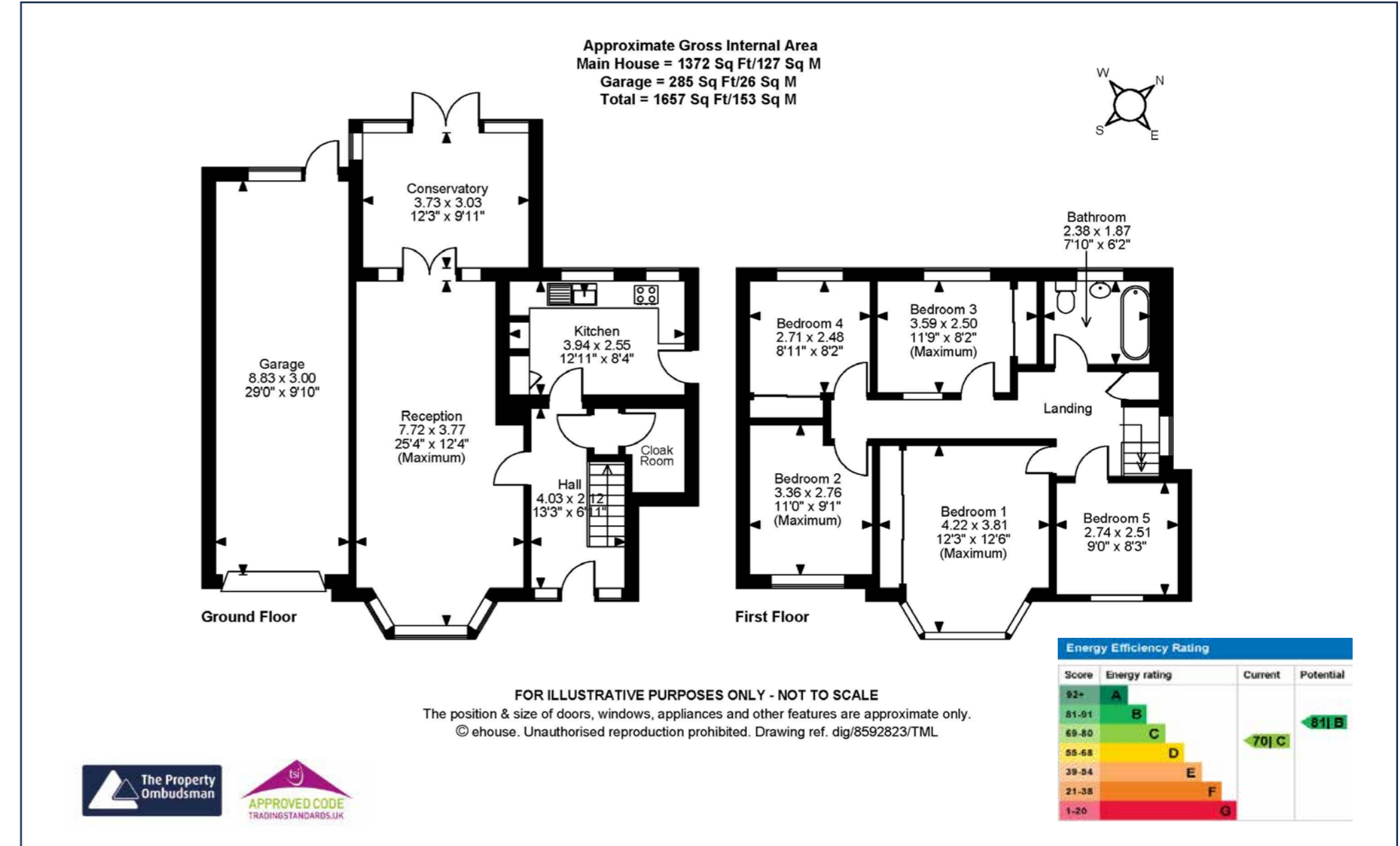


LOCATION

The rear garden is typical of this style and age of property, large and attractively planted. There is a patio area, ideal for al fresco dining, family barbecues or a glass of wine at the end of the day. The rest of the garden is laid to lawn and it stretches back all the way to the boundary with the primary school at the bottom of the garden. It is bordered with mature trees and shrubs, chosen with an eye to colour and texture. In one corner, there is a fragrant mauve lilac tree, a yellow laburnum and a crab apple tree covered in white blossom in the summer and fruiting in the autumn. A low-walled rose bed borders the patio.

This area is perfect for keen walkers and dog lovers as there are beautiful walks down the lane to the river and the Essex Way. The Heath, a five minute walk away is the home of junior and senior cricket matches and football training, ideal for young families. Stanway and Philip Morant high schools are in catchment and there is a pretty pub just a few minutes' walk away. Situated as it is in a hamlet close to several well-served villages and Colchester itself, this family home is simply bursting with potential. Transport links are excellent with the A12 close by and trains running directly into London Liverpool Street from Colchester.

In northeastern Essex, situated on the River Colne, is the city generally believed to be Britain's first recorded town, Colchester. The A12 runs past connecting it to London fifty miles to the southwest and northwards towards Ipswich and Lowestoft. Stansted airport is only thirty miles away and the bustling port of Harwich twenty. Regular fast trains to London Liverpool Street run south from Colchester and north to Ipswich making it particularly well connected to the rest of the country. One of its most interesting parts is the Dutch Quarter near the city centre, with most of its buildings dating back to Tudor times. There are museums, galleries, theatres and an arts centre, as well as sports facilities, schools, shops, cafes and restaurants.



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.



EXQUISITE HOME

Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX

T +44(0)3455 651681 **E** enquiries@exquisitehome.co.uk

Exquisite Home, Sumpter House, 8 Station Road, Histon, Cambridge CB24 9LQ

T +44(0)3455 651681 **E** enquiries@exquisitehome.co.uk