

EH

EXQUISITE
HOME





The village of Wormingford sits close to the border between Essex and Suffolk on the very edge of Dedham Vale AONB. Surrounded by unspoilt, open countryside, it enjoys a delightfully tranquil location but has good transport links. The B1058 runs through the village and connects with the A12 looping round Colchester, six and a half miles to the southeast. To the west of the village is the A131 running north to Sudbury and south to Halstead and Braintree. There are stations at Colchester and Sudbury, both a fifteen minute drive away. The village is close knit and thriving with a pub, recreation ground and village hall with regular line dancing, quiz nights and coffee mornings. There is a yearly Fun Day and Flower Festival and a pop up Post Office twice a week. The parish church of St Andrew is Grade I listed and its earliest parts date back to the twelfth century.

Standing well back from the road on a generous corner plot is this much-improved and extended family home thought to have been constructed in the nineteen thirties. The present owners bought it in 2003, immediately seeing its vast potential, appreciating the very large garden and its delightfully peaceful rural location. Since moving in, they have transformed it to a very high standard, building a double height side extension and a long back extension along the rear of the house, redecorating throughout, putting in new bathrooms and a kitchen, adding a porch and a new modern staircase, putting in two wood burners, building a garden studio and landscaping and planting up the back garden. There is room for several cars on the spacious frontage, a small lawn and a low hedge which separates the house from the grass verge and pavement outside. The front porch has hooks for hanging up coats and space to stow shoes and boots. The light filled welcoming entrance hallway has a wood effect floor, that also features in the sitting room and garden room, and a curving staircase with glass panels. To the right is the cosy study (formerly the sitting room) with a brick fireplace with cast concrete beam and a wood burner. It is a wonderful place to work as the sunshine pours in through the window every morning and it is very quiet. The kitchen/breakfast room and utility room are linked by an arch and have a lovely flow. There is an electric cooker with electric hob, cream units, two sinks, a breakfast bar and plumbing for a washing machine and tumble dryer. Natural light pours into the utility room through the skylight. There is a useful three piece shower room and to the left of the hallway is the charming sitting room with its brick fireplace, cast concrete beam and wood burner. This is the main family space, a room with good proportions which flows naturally into the garden room next door.





Versatile Accommodation...

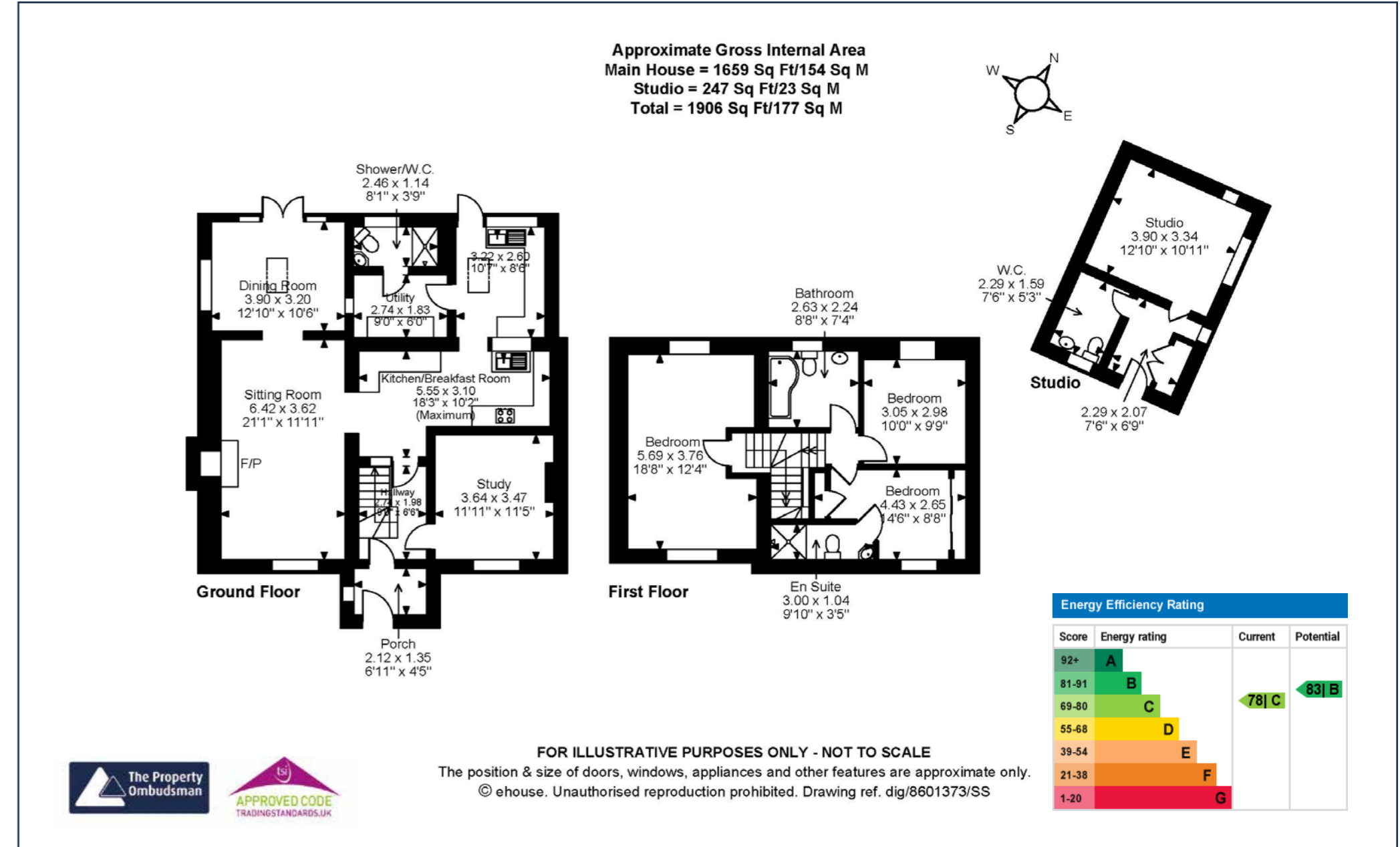
Radiating from the landing are three bedrooms and the family bathroom. The principal bedroom is dual aspect with views out over the pretty back garden and the rest of the village at the front. There are two more double bedrooms, one with a smart en suite shower room and fitted wardrobes. The sleek, contemporary family bathroom has a teardrop bath with shower over tiled in glossy white with a mosaic detail.



LOCATION

Sitting in a plot of 0.29 acres, the rear garden is charming and testament to the hard work the owners have put in since moving to the house. There is a stone terrace to the rear of the house, ideal for al fresco dining and the rest of the garden is laid to lawn. There are three sheds, ideal for storage, a pretty summerhouse painted in a pretty sage green where the owners very much enjoy sitting with a cup of coffee and the Sunday papers, an enticing path of stepping stones winding down the garden to the arch with fragrant climbing roses and wisteria trained over it, two seating areas, raspberry canes, blackcurrant bushes, a nectarine tree, Victoria plum and cooking apple and plenty of low maintenance shrubs and perennials. The village hall and recreation ground is at the back of the garden and fruitful greengage trees hang their branches over the boundary. The studio in the garden has a room currently used as a work space but it offers a multitude of uses, cloakroom and entrance hall with storage, ideal for anyone running a business from home as it is quiet, peaceful and spacious. There is a multiplicity of lovely walks around the village, ideal for dog owners.

To the north of Colchester and encompassing parts of both Essex and Suffolk is the Dedham Vale AONB. Stunningly beautiful 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. Sudbury, with its historic centre, many listed buildings and thriving cultural scene is also close by. With generous off street parking, a beautiful garden and a spacious and flexible interior, this immaculate home in a village setting is an absolute delight.



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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