



The Hollies
Boxted, Essex

**DAVID
BURR**



The Hollies, Church Road, Boxted, Colchester, Essex, CO4 5TG

Boxted is a sprawling village with a strong sense of community illustrated by its many clubs and societies. There is a well-regarded village primary school and the independent preparatory school, Littlegarth, as well as the parish church. There are many countryside walks and the nearby Roman town of Colchester with its comprehensive range of amenities and commuter rail link to London Liverpool Street station which is only four miles distant.

Nestled within the Dedham Vale Area of Outstanding Natural Beauty is an individual four-bedroom (three en-suite) detached property of impressive standing, centrally positioned within its 0.9-acre grounds and situated within the highly-regarded North Essex village of Boxted. Offering an accommodation schedule of approximately 2,870sq ft comprising three reception rooms, the property blends period style features with the convenience of contemporary living. With many rooms enjoying a dual aspect to take advantage of the exceptional, varied views over the surrounding gardens, the property benefits from notable features including a marble fireplace, parquet flooring, eyebrow dormer, leaded light windows, a bespoke Italian wood staircase and inglenook fireplace with oak bressumer beam. Hugely adaptable in its design, the property offers scope for further enhancement and extension beyond the existing footprint (subject to the necessary planning consents). Centrally positioned within mature, ornate gardens, the property further benefits from garaging, ample private parking and a total plot size of approximately 0.9 acres.

Situated within the Dedham Vale of Outstanding Natural Beauty is an individual four-bedroom (three en-suite) detached property comprising three reception rooms and further benefitting from garaging and total plot size of approximately 0.9 acres.

Stained glass panel double doors opening to:

ENTRANCE HALL: 24' 10" x 11' 10" (7.59m x 3.63m) An elegant reception hall providing an inviting approach with twin stained-glass archway windows to side, staircase rising to first-floor and parquet flooring. Door to useful under stair storage recess. Notable further features include skirting, dado rail and cornicing with a brick fireplace with terracotta tiled hearth and inset wine store. Panel door to:

DRAWING ROOM: 18' 9" x 15' 11" (5.74m x 4.86m) A bright, dual aspect reception room with casement windows to front and side, skirting and cornicing. The focal point in the room is a marble fireplace with inset grate, wooden surround and mantle over.

DINING ROOM: 17' 11" x 15' 11" (5.47m x 4.86m) Afforded a dual aspect with casement windows to front, eyebrow windows to side, skirting

and cornicing. A central stone fireplace benefits from a tiled hearth and mantle over.

FAMILY ROOM: 19' 0" x 18' 10" (5.80m x 5.75m) (Accessed via inner hall) An elegant reception room with casement window to front and sliding patio doors to rear affording an outstanding aspect across the rear terrace, gardens beyond and parish church distant. Central ceiling timber and brick inglenook fireplace with stone hearth and oak bressumer beam over. Bespoke Italian wood staircase rising to bedroom four.

KITCHEN: 19' 9" x 8' 10" (6.04m x 2.71m) Set to the rear of the property and fitted with a matching range of wooden fronted base and wall units with preparation surfaces over and upstands above. Single sink unit with mixer tap over and window to rear overlooking gardens. Appliances include a two-door Rangemaster oven with five-ring hob over, plate warmer and extraction hood above. Further fitted appliances include a

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fridge and dishwasher. Picture window to side, tiled flooring throughout and breakfast bar providing a further seating area. Range of spotlights and panelled door to:

UTILITY ROOM: 7' 10" x 6' 11" (2.40m x 2.11m) Fully tiled and providing space and plumbing for washing machine and dryer. Window to side and door to outside.

SHOWER ROOM: 7' 8" x 5' 10" (2.34m x 1.80m) Principally tiled and fitted with ceramic WC, pedestal wash handbasin and fully tiled separately screened shower unit with chrome shower attachment. Mirror fronted linen store.

STUDY: 16' 6" x 8' 11" (5.04m x 2.72m) Set to the rear of the property with range of fitted shelving, spotlights, skirting and cornicing. Three-window casement window to rear overlooking gardens, opening to:

INNER HALL: 13' 10" x 5' 3" (4.22m x 1.61m) With panel glazed UPVC clad security door opening to front and French doors to rear opening to terrace and gardens beyond.

First floor

GALLERIED LANDING: With vaulted roofline, dado rail, window to rear overlooking gardens and door to useful eves storage space. Panelled door opening to:

MASTER BEDROOM: 15' 10" x 18' 0" narrowing to **12' 5" (4.84m x 5.49m** narrowing to **3.80m)** Afforded a dual aspect with window to front affording outstanding views over rolling farmland with paddock land distant. Further three-window range to side, range of part-mirror fronted fitted wardrobe units and hatch to loft. Door to:

EN-SUITE SHOWER ROOM: 9' 3" x 5' 1" (2.82m x 1.57m) Principally tiled and fitted with ceramic WC, wash handbasin within a base level unit and step up to separately screened shower unit with chrome shower attachment.

BEDROOM 2: 17' 10" x 10' 0" (5.46m x 3.05m) With three-window range to side, fitted wardrobes and hatch to loft. Part-mirror fronted double doors opening to:

EN-SUITE BATHROOM: 8' 10" x 6' 11" maximum (2.70m x 2.11m maximum) Fitted with ceramic WC, Shires pedestal wash handbasin with tiling above and bath with tiled surround. Wood-effect flooring throughout and window to front affording uninterrupted views over the impressive landscape.

BEDROOM 3: 11' 11" x 10' 9" (3.64m x 3.28m) With three-window range to front, fitted wardrobes.

BEDROOM 4: 11' 10" x 10' 4" (3.62m x 3.17m) (Accessed via secondary staircase) With two-window range to rear overlooking gardens, door to eves storage space and further door to:

EN-SUITE BATHROOM: 6' 7" x 5' 1" (2.03m x 1.55m) Fitted with ceramic WC, Heritage pedestal wash handbasin and bath with tiled surround.

Outside

Located on the picturesque Church Road with its array of individual country homes, the property is approached via a shingle driveway with central lawn, providing off-street parking for in excess of ten vehicles. Flanked by expansive lawns, planting and range of both fledgling and mature trees. Direct access is provided to the:

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GARAGE: 19' 6" x 15' 0" (5.96m x 4.59m) With twin doors to front, light and power connected and personnel door to rear.

The idyllic grounds are one of the property's most outstanding features with a direct view to rear towards the parish church and wealth of flower beds, diverse selection of trees including a distinctive mulberry tree which is understood to date back hundreds of years. An outstanding country residence of exceptional proportions, The Hollies is comfortably set within what are truly impressive and well-ordered country gardens.

SERVICES: Mains water, drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: F. A copy of the energy performance certificate is available on request.

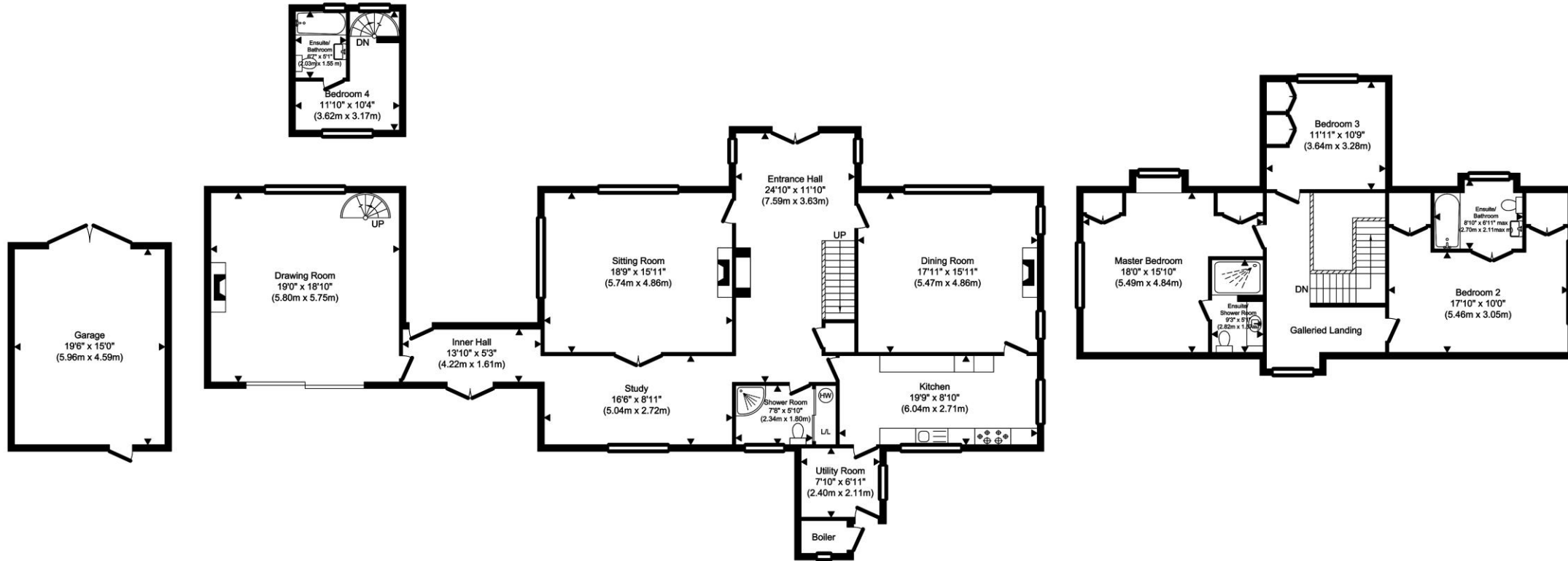
LOCAL AUTHORITY: Colchester Borough Council, 33 Sheepen Road, Colchester, Essex, CO3 3WG (01206 282222). **BAND:** G.

VIEWING: Strictly by prior appointment only through DAVID BURR. We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

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Garage
Approximate Floor Area
294.39 sq. ft.
(27.35 sq. m)

Ground Floor
Approximate Floor Area
1819.53 sq. ft.
(169.04 sq. m)

First Floor
Approximate Floor Area
1051.84 sq. ft.
(97.72 sq. m)

TOTAL APPROX. FLOOR AREA 3165.77 SQ.FT. (294.11 SQ.M.)

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