



Bavarian House, 2 Grove Hall, Chilton Grove
Waldingfield Road | CO10 0PR









STEP INSIDE

Bavarian House, 2 Grove Hall, Chilton Grove

THE PROPERTY

Welcome to this exquisite property nestled in a picturesque setting. As you step inside, you will be greeted by a grand hallway adorned with porcelain flooring, illuminating your path with spotlights and bespoke LED lighting. A convenient cupboard houses the electrical box, consumer unit, and data points, ensuring seamless connectivity throughout the home.

Indulge in the ultimate cinematic experience in the dedicated cinema room, complete with an 85-inch Samsung television, a sound bar, and speakers that will transport you into a world of immersive entertainment. The room is elegantly illuminated by LED lighting with spotlights, creating a cozy and captivating ambiance. Bespoke handmade shelving units provide a stylish touch, perfect for displaying your cherished mementos.

A well-appointed cloakroom awaits, featuring a bespoke hand-made vanity unit sink, a toilet, and a reset with LED lighting. The LED power mirror with multi-light function and de-mister adds a touch of luxury to your daily routine.

Prepare culinary delights in the state-of-the-art kitchen, boasting Italian concrete gloss full kitchen with white quartz worktops. Built-in Neff coffee machine and two Neff tilt and slide door ovens cater to your gastronomic desires. The Neff five-hob induction with extractor ensures seamless cooking experiences. A Quooker tap provides instant hot water, while the white quartz onyx island houses a built-in fridge and double bin compartments, combining style and functionality in one.

The property seamlessly integrates entertainment and relaxation with a media wall featuring a television and bespoke units. A five-part bifolding door and large windows flood the space with natural light, blurring the boundaries between indoor and outdoor living.

Ascend the staircase, adorned with LED lighting and a glass balustrade, leading to the first landing. Here, a glass balcony overlooks the ground floor, providing a stunning view of the long bespoke glass lighting display, adding a touch of elegance to the space.

Indulge in tranquility in the luxurious bathroom, boasting a large shower, a bespoke sink unit housing two sinks, and two LED power mirrors. The porcelain floor and walls exude elegance and sophistication.

This property offers ultimate comfort and convenience with underfloor heating on all three floors, ensuring warmth throughout the year. The house is equipped with an air source heat pump and MHVR system, providing energy-efficient heating and ventilation.

Experience luxury on the top floor, accessible via a LED-lit staircase. Two glass balustrades guide you to a penthouse comprising of a bedroom landing, a walk-in wardrobe area/games room, and a porcelain ensuite with a large shower and a spacious sink. Custom shelving adds a touch of sophistication to the space.

The two middle-floor en-suites also boast large showers and power mirrors, ensuring every resident enjoys a pampering experience. Each bedroom features underfloor heating, spotlights, large windows, reading lights, and plush carpeting, offering a serene haven for relaxation.

The apartment above the garages is a blank canvas awaiting your personal touch. Once finished, it will offer underfloor heating, plush carpeting, and a fresh coat of paint. The space is flooded with natural light through two Velux windows and two ens windows.

The garage features an electric door and a separate access door to the upstairs apartment, ensuring convenience and privacy. Additionally, a shower, toilet, and sink are located below the apartment. The garages are equipped with solar panels and electrical points, combining sustainability and practicality.

Welcome to your own oasis of luxury and serenity. This property offers a harmonious blend of elegance, comfort, and modern amenities, creating the perfect haven to call home.





STEP OUTSIDE

Bavarian House, 2 Grove Hall, Chilton Grove

LOCATION

Welcome to Sudbury, Suffolk, a charming market town nestled in the heart of East Anglia. With its rich history, picturesque landscapes, and vibrant community, Sudbury offers a delightful blend of old-world charm and modern conveniences.

Situated on the banks of the River Stour, Sudbury boasts stunning natural beauty, with rolling hills, meandering waterways, and lush countryside. The town is renowned for its idyllic landscapes, providing ample opportunities for outdoor activities such as walking, cycling, and boating.

Step into Sudbury's town centre, and you'll be greeted by a vibrant atmosphere and a wealth of amenities. The town is home to a variety of independent shops, boutiques, and traditional markets, where you can browse and discover unique treasures. Explore the delightful cafés, charming pubs, and exquisite restaurants, offering a range of culinary delights to suit every palate.

Art enthusiasts will appreciate Sudbury's rich artistic heritage, as it was the birthplace of renowned painter Thomas Gainsborough. The Gainsborough House Museum showcases the artist's life and works, allowing visitors to delve into the world of this celebrated artist.

For history buffs, Sudbury offers a glimpse into the past with its historic buildings and landmarks. Stroll along the medieval streets, marvel at the stunning architecture of St. Peter's Church, or explore the remains of Sudbury's ancient defensive walls.

Nature lovers will delight in the surrounding countryside, which offers an abundance of scenic trails, nature reserves, and tranquil picnic spots. Take a leisurely walk along the River Stour or visit the nearby Dedham Vale, an Area of Outstanding Natural Beauty that inspired many of John Constable's famous landscapes.

Sudbury also hosts a range of cultural events and festivals throughout the year, including the Sudbury Carnival and the Sudbury Farmers Market, providing a vibrant and lively atmosphere for residents and visitors alike.

With excellent transport links, Sudbury offers easy access to nearby towns and cities. The train station provides regular services to London and other major destinations, making it an ideal location for commuters.

Whether you're seeking a peaceful countryside retreat, a thriving community, or a perfect blend of both, Sudbury, Suffolk, offers a charming and picturesque setting that will capture your heart.



Waldingfield Road, CO10

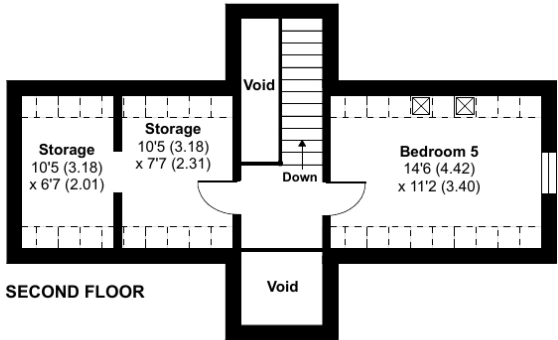
Approximate Area = 2683 sq ft / 249.3 sq m (excludes void)

Limited Use Area = 84 sq ft / 7.8 sq m

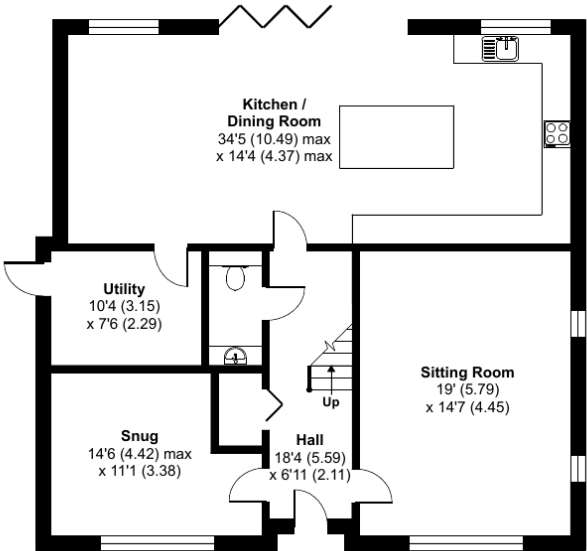
Garage / Store = 506 sq ft / 47 sq m

Total = 3273 sq ft / 304.1 sq m

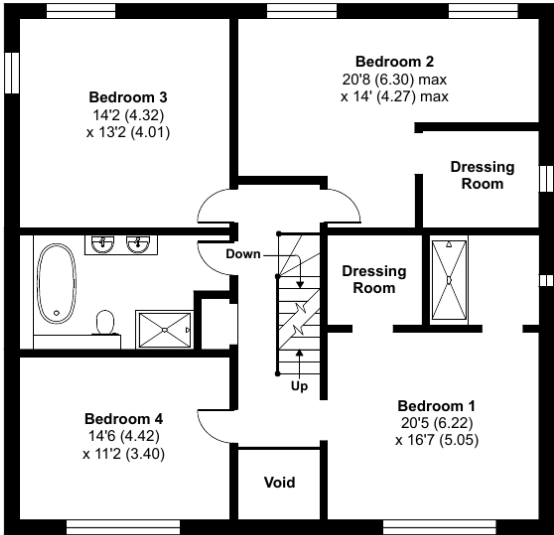
For identification only - Not to scale



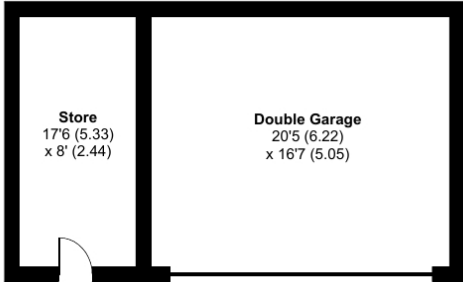
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



%epcGraph_c_l_l38%



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Fine & Country. REF: 1124472



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.





Fine & Country Colchester
Tel: +44 01206 878155
colchester@fineandcountry.com
99 London Road, Stanway, Colchester, Essex, CO3 0NY