

# River House

Earls Colne, Essex



Jackson-Stops  
& Staff



People **Property** Places



## The Property :

River House boasts an attractive well-proportioned symmetrical façade with portico front door, parrapetted roof, behind which is the older timber framed house under a tiled roof.

The property, which is Listed Grade II, dates from the 18<sup>th</sup> Century, the façade being added in the early 19<sup>th</sup> Century. The interior has been thoroughly improved by the present owners over the past 12 years, and in doing so they have sympathetically and successfully retained the character of the original structure. The works included re-wiring and re-plumbing, fitting of new bathrooms and kitchen, installation of new windows and opening up of the chimney flues.

The gardens are principally laid to level lawns and the boundaries are well-defined by existing trees and hedges. To the front of the house is a pond. Close by to the main house is the double garage with storage area over. To the east of the house, served by an off-shoot of the driveway, is the 2 bedroom bungalow cottage.

In all the grounds extend to about 2 acres.

- Entrance Hall
- Reception Room
- Drawing Room
- Dining Room
- Playroom
- Kitchen/Breakfast Room
- Utility
- Shower Room
- 5 Bedrooms (1 with dressing room)
- Bathroom & 2 Shower Rooms
- Garaging with Storage over
- Mature Gardens & Grounds
- Separate 2 bed Cottage
- About 2 Acres
- House EPC - Exempt / Cottage EPC - D

## Location:

River House stands in an attractive location at the head of a driveway on the eastern edge of the village of Earls Colne amidst the undulating countryside of the Colne Valley.

The village has a busy High Street with a variety of shops and a small supermarket meeting day-to-day needs, a Parish Church, a choice of Public Houses and a Primary School. The house is within easy reach of schools in Colchester, notably the Grammar Schools and, in the private sector, Holmwood House and Littlegarth.

The commuter has a good choice of road or rail links. The A120 trunk road lies about 5 miles to the south, the road to the west of Braintree, being dual carriageway serving Stansted Airport and the M11. The main line railway into Liverpool Street can be joined at Marks Tey or Kelvedon or, on the Sudbury branch line, at Chappel, Wakes Colne Station.

The area around is criss-crossed by a network of footpaths and bridleways. To the south is the Marks Hall Estate and Arboretum and to the south-east Chalkney Woods. In the village is the Colne Valley Golf Club. Between Earls Colne and Coggeshall is The Essex Country Club which offers a choice of golf courses, tennis courts and gymnasium.

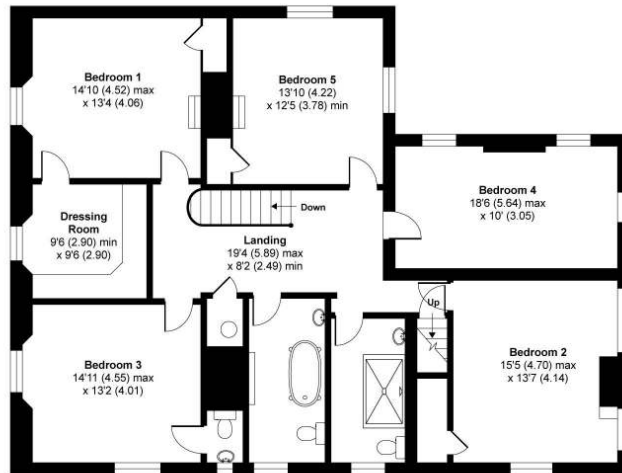
## Directions:

From Chelmsford take the A12 north-eastwards out of town by-passing Witham. Take the Kelvedon south exit, junction 23. Drive the length of Kelvedon High Street and take the left turn just before the river bridge, signposted to the station and Coggeshall. In the centre of Coggeshall, bear right into Church Street and left at the mini roundabout into Colne Road. At the junction of the A120 continue northwards on the B1024 into Earls Colne. On approaching the village turn right at the mini roundabout and River House will be seen on the left hand side, the last house before crossing over the River Colne.

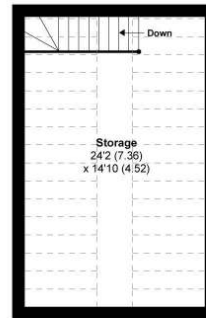


## River House, Earls Colne, Essex

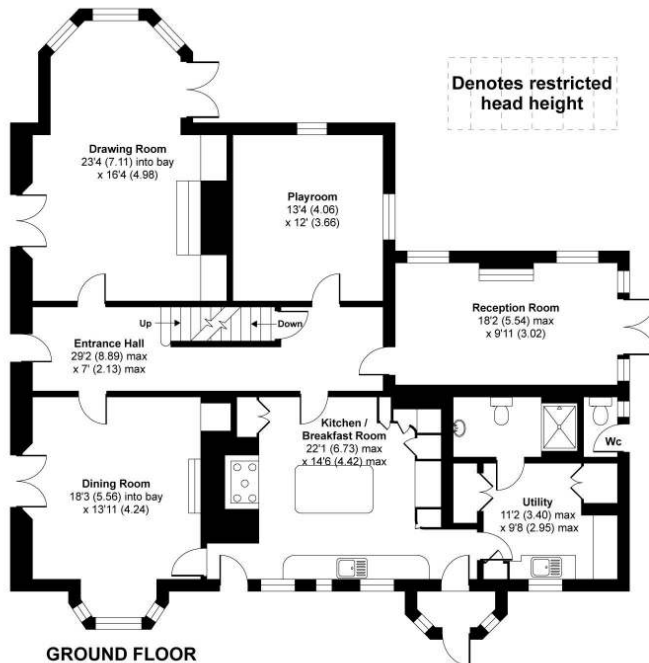
APPROX. GROSS INTERNAL FLOOR AREA 3776 SQ FT 350.8 SQ METRES  
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES DETACHED GARAGE)



FIRST FLOOR

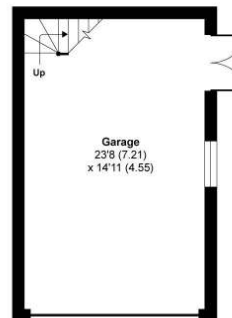


GARAGE FIRST FLOOR



GROUND FLOOR

Denotes restricted head height



GARAGE GROUND FLOOR

## Handsome Georgian fronted village house and separate 2 bed Cottage within mature grounds.

**Viewing :** By appointment with  
Jackson-Stops & Staff on  
01245 467 468

### Services:

Mains Water, Electricity, Gas &  
Drainage

### Local Authority:

Braintree District Council

**Tax Band :** G

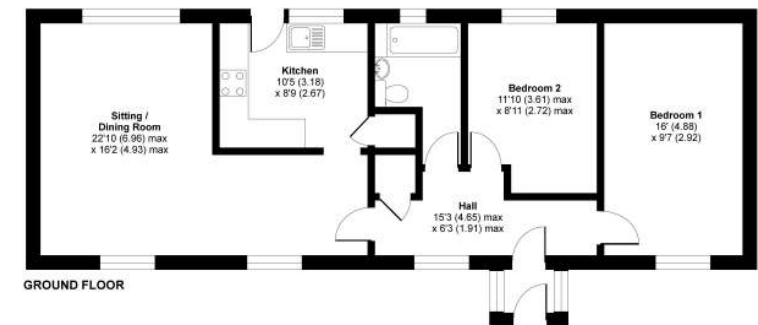
**Postcode:** CO6 2PH

- Chappel & Wakes Colne Station - 2miles  
(London's Liverpool Street approx 70 mins)
- Coggeshall /A120 access – 5 miles
- Kelvedon - 7 Miles (London's Liverpool Street – approx. 50 mins)
- Marks Tey – 7.8 Miles
- Colchester - 10 Miles
- Stansted Airport - 24 Miles



## River House Bungalow, Lower Holt Street, Earls Colne, Colchester

APPROX. GROSS INTERNAL FLOOR AREA 806 SQ FT 74.8 SQ METRES



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

**Chelmsford** 01245 467 468 [chelmsford@jackson-stops.co.uk](mailto:chelmsford@jackson-stops.co.uk)

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