



DAVID  
BURR

VINE HOUSE,  
BOXTED, ESSEX



Colchester North Station 4.8 miles, train journey time to London Liverpool Street from 50 minutes. A12 2.9 miles, Littlegarth Preparatory School 2.6 Miles. Stansted Airport approximately 56 minute drive.

- A beautifully appointed timber framed country house that has been enhanced by a range of cleverly designed 20<sup>th</sup> century extensions
- A five-bedroom (three en-suite), three reception room property characterised by historic hallmarks and features
- 4,000sq ft of accommodation to the principal residence
- Grade II listed in being of historic interest, understood to date from the 15<sup>th</sup> century with crown posts and fly-hip partly thatched roofline
- A range of contemporary extensions have been undertaken around a central inner courtyard including an AGA kitchen/breakfast room
- Ideally suited for multi-generational living with two ground floor bedroom suites and three further bedrooms accessed via two separate staircases
- Garaging with a private timber framed country house that has been enhanced by a range of cleverly designed 20<sup>th</sup> century extensions
- A stable block comprising two loose boxes, a tack room and hay store
- Private gardens with a wealth of mature trees, a well-stocked orchard, paddock, vegetable garden and total grounds of approximately 4.27 acres
- Enjoying an idyllic setting, affording some of the finest views across the Dedham Vale Area of Outstanding Natural Beauty
- A range of versatile ancillary/external stores
- Completely hidden from view, accessed via a single track lane offering retained features including inglenook fireplace, exposed timbers and stud work and a wealth of high quality, traditionally style contemporary fittings

# VINE HOUSE

## Boxted, Essex

A five-bedroom (three en-suite) Grade II listed detached property offering 4,000sq ft of internal accommodation with commanding views across the Dedham Vale Area of Outstanding Natural Beauty, set within grounds of 4.27 acres



## SITUATION

Vine House enjoys a commanding rural setting located within the Dedham Vale Area of Outstanding Natural Beauty, enjoying far reaching views towards Boxted parish church, Old Boxted, a swath of woodland, rolling farmland and meadowland. Tucked away in an elevated aspect, approached via a private driveway, off Cooks Hill and conveniently located for nearby amenities including Littegarth independent preparatory school and the nearby village of Nayland with The Anchor public house, village deli and post office. Ideally placed for commuting via the A12 trunk road 2.9 miles distant, Colchester North Station 4.8 miles and Stansted Airport approximately 56-minute drive. Renowned local points of interest including the historic village of Dedham, the picturesque village of Stoke by Nayland and landscapes immortalised by John Constable and Thomas Gainsborough.

## DESCRIPTION

An adaptable, comprehensively extended Grade II listed part timber framed residence of exceptional standing, offering an accommodation schedule of approximately 4,000sq ft enjoying an idyllic principally south west facing rear aspect across established gardens, rolling views across a protected landscape and views over the valley towards the Grade I listed St Peters Church. Combining particularly fine period features including a wealth of 15<sup>th</sup> century timber and stud work, inglenook fireplaces, bread ovens, nine foot ceiling heights and beautifully proportioned reception space throughout. Cleverly extended and adapted during the tenure of the current owner, the accommodation is arranged via three ground floor reception rooms that combine the original timber framed property with multiple additions through the 20<sup>th</sup> century which best enhance the aspect and unspoilt position. Arranged around a central courtyard, five bedrooms are set across two separate staircases and two of the ground floor wings. Recent works in 2013 were undertaken by locally renowned Rose Builders of Lawford. An inviting reception hall with terracotta tiled flooring provides an approach of appropriate standing with direct access to the heavily timbered drawing room, dual aspect dining room and heavily timbered study with inglenook fireplace and former bread oven.

Offering considerable versatility of styles, both enjoying distinctive fireplaces with the dining room in particular offering an overall aspect particularly befitting of a country home of this calibre. The AGA kitchen/breakfast room has been cleverly positioned to retain access to both the internal courtyard whilst retaining views across the vegetable garden with access to the larder and laundry room. The steps rising from the AGA kitchen/breakfast room to the inner hall which continues the theme of patterned terracotta tiled flooring with a further ground floor double bedroom, french doors to the internal courtyard, the sitting room which is characterised by a centrally positioned brick fireplace and an elevated aspect via french doors across the terrace and landscape beyond. The ground floor accommodation schedule continues from the inner hall to a high specification wet room and wine cellar.

Three first floor bedrooms are arranged via two separate staircases with two complementing en-suite facilities and a nursery room. From the en-suite shower room, a hidden access point continues to a substantial loft void which provides access to the roofline for maintenance purposes.

The grounds of the property are one of its most impressive and striking features, enveloping the property with unique, detailed aspects and changeable view points from each elevation. A garage set immediately within the parking area offers scope for re-development into a more substantial building (subject to the necessary planning consents), if so required, with walkways from the parking area to the vegetable garden which has been comprehensively developed in recent years. Bordered by lavender and retaining a prominent position within the grounds, enveloped by hedging and providing a beautifully unspoilt aspect across the original cottage and subsequent programmes of extension. Access points continue to provide walkways to the remaining of the grounds with two greenhouses, a stable block comprising two loose boxes, tack room and hay barn with a woodland border, former stable block (providing scope for re-development) and twin five bar gates opening to a post and rail bordered paddock. Set adjacent to unspoilt open farmland with a tree lined border to the east and separate additional vehicular access point.

The western aspect of the grounds provide some of the finest views within the region, set beyond a rear terrace with an expanse of lawn beyond, prominent silver birch and pathways that intersperse gently rolling meadowland. A well-stocked orchard borders a natural pond positioned to the south-west with specimens including Quince, Stella Cherry, the apple varieties James Grieve, Greensleeves, Winter Gem, Cox's Orange Pippin, D'Arcy Spice, Howgate Wonder and Bramley's Seedling, Pear varieties Concorde, Doyenne du Comice, Beurre Hardy and Conference, and plum varieties including Marjorie's Seedling, Early Rivers, Mirabelle de Nancy, Greengage and Damson. There is also an extensive nuttury of hazel and cob nuts, as well as two fig trees.

**POSTCODE:** CO4 5SS

### IMPORTANT AGENTS NOTE:

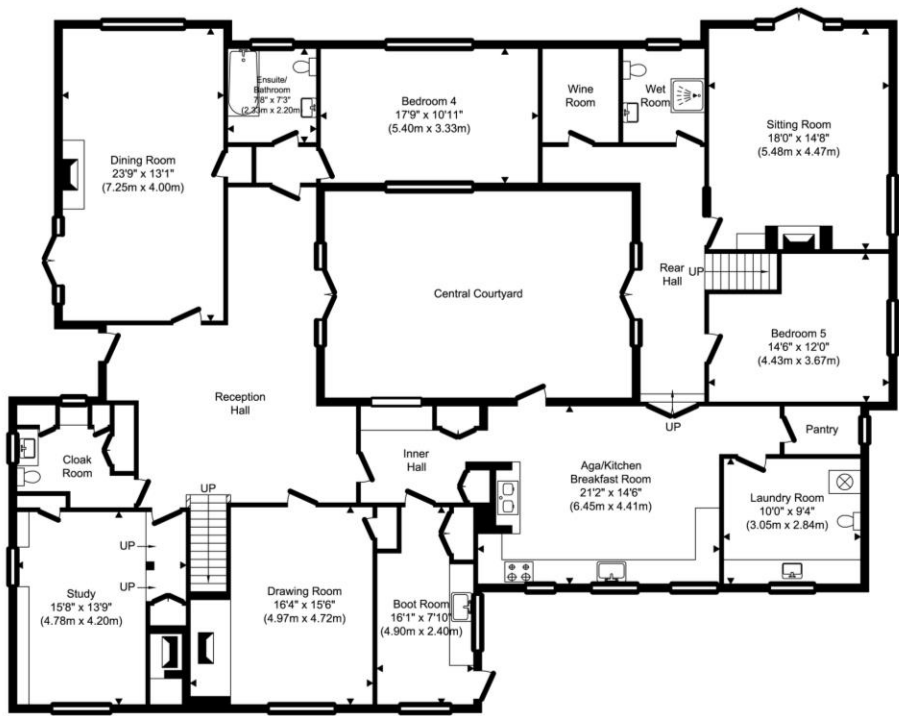
It is understood that the private drainage system does not comply with general binding regulations and as such, any potential purchasers should take this into consideration when tabling an offer.

A public footpath crosses over land within the curtilage of the property. The footpath is separated by post and rail fencing to both sides.

**LOCAL AUTHORITY:** Colchester City 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/>

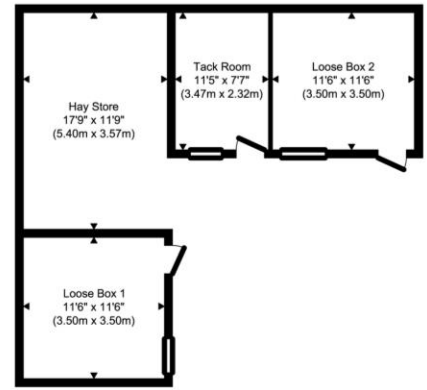
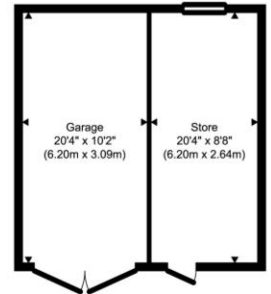
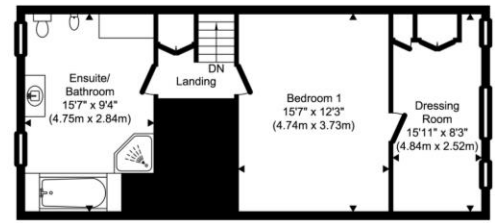
**SERVICES:** Mains water and electricity are connected. Private drainage. Oil-fired heating. **NOTE:** None of these services have been tested by the agent.



Ground Floor  
Approximate Floor Area  
2912.60 sq. ft.  
(270.59 sq. m)



First Floor  
Approximate Floor Area  
1105.02 sq. ft.  
(102.66 sq. m)



Outbuildings  
Approximate Floor Area  
961.75 sq. ft.  
(89.35 sq. m)

TOTAL APPROX. FLOOR AREA 4979.38 SQ.FT. (462.60 SQ.M.)  
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